MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139363/FH/2024
Date registered valid:	26 February 2024
Proposal:	Erection of part single, part two storey side extension, including hip to gable conversion and single storey rear extension following demolition of existing conservatory
Address:	15 Brooklands Road, Crumpsall, Manchester, M8 4JH
Ward(s):	Crumpsall Ward
Applicant:	Mr Mohammed Issa
Agent (if any):	Mr Subhan Saleem
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 April 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 March 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 7 March 2024 Expired: 28 March 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 15 Brooklands Road within the ward of Crumpsall in north Manchester. The property relates to a dark brick, two storey, semi-detached dwellinghouse with bay windows and dark brown window and door detailing. The property benefits from a part single, part two storey side extension and a conservatory to the rear of the property, although no planning history can be found for these works. Amenity space to the front of the property consists of a long driveway and a grassed garden and further amenity space to the rear of the property consists of a garden with a detached garage and a further outbuilding.

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side extension, including hip to gable conversion and single storey rear extension following demolition of existing conservatory.

The part single storey side extension would have a bay window aligning with the bay window within the host property and would have approximate dimensions of Height: 4.5 x Length: 8.8 x

Width: 4 metres. The part two storey side extension would have a set back of 1 metres with approximate dimensions of Height: 8.4 x Length: 7.8 x Width: 4 metres.

The hip to gable roof conversion would create an additional bedroom. The host property would result in a new height of 9 metres, and the extension to the side would also have a gable roof formation.

The existing single storey rear extension would be erected following the demolition of the existing conservatory, would extend the width of both the host property and side extension, and would have approximate dimensions of Height: 4.3 x Length: 3.8 x Width: 11.1 metres.

The proposal would involve the insertion of two windows within the front elevation, a low level window in the side elevation and two windows and two sets of doors within the rear elevation. Two roof lights would be inserted within the front roof plane of the host property and three roof lights would be inserted within the single storey rear extension.

Materials to be used throughout the proposal would match the host property except the use of skylights and glazed bifold doors.

Amended Drawings

Concern was raised regarding the window to be inserted in the side elevation of the proposed side extension. The agent changed the height of the window and supplied further information in relation to the height of the boundary treatment separating the applicant property with the neighbouring property no.17 Brooklands Road.

A missing proposed 2nd floor plan was also supplied for consideration.

Planning History

The current application seeks to overcome the issues for reason for a similar scheme on the site.
136404/FH/2023- Erection of a two storey side extension (including hip to gable conversion) and single storey rear extension and installation of rear dormers following demolition of existing conservatory.
Refused 28 April 2023.
This application was refused on the basis of:
1.Overbearing nature of the side extension and hip to gable roof alteration.
2.Visual amenity- scale, design and massing of the proposal considered overly dominant and visually obtrusive.

029531- Single storey extension at front of dwellinghouse to form bathroom. Approved 11 August 1987.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;

c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side extension, including hip to gable conversion and single storey rear extension following demolition of existing conservatory. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Part single, part two storey side extension:
The part single, part two storey side extension would be sited 1 metre from the shared boundary with no.17 Brooklands Road and would have a set back of 1 metre at first floor level. The applicant property has a primary building line which sits slightly forwards of the neighbour's building line. As such, the neighbour would feel additional built form along the side of their property but would not extend beyond the rear building line of the neighbour's property. Whilst the neighbour would experience built form at two storey level closer to the shared boundary than is currently the case, given the set in from the boundary, the set back at first floor level and given the neighbour is used to built form close to this elevation, it is not considered to create an overbearing feature. The form of the gable roof is also acceptable for the listed reasons. Given the orientation of the properties and given the neighbour's first floor windows within the side elevation are obscure glazed and non-opening, any loss of light/ overshadowing to no.17 would be considered minimal.

Concern was raised regarding the window to be inserted within the bathroom within the side elevation of the side extension facing the shared boundary with no.17 Brooklands Road. However, the agent dropped the height of the window and provided elevational drawings which showed how the existing boundary treatment would block the window or any overlooking opportunities. In this instance, the placement of the window is acceptable and the window would be marked within any approval granted as being obscure glazed to protect the privacy of the applicant. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

A WC is proposed within the first floor of the side extension facing the direction of the applicant's rear garden. This window would be conditioned within any approval granted as being obscure glazed.

Hip to gable conversion:

The hip to gable conversion would increase the head height within the existing roof of the property and therefore create an additional bedroom and would be lit by two roof lights. The loft would have a head height of 2.5 metres and therefore would be acceptable as an additional habitable room.

Neither neighbour would feel the harm of the hip to gable roof conversion within the host property.

Single storey rear extension:
As existing, the site benefits from a 4.2 metre projection conservatory. As a result of the proposal, the conservatory would be demolished and 3.8 metre extension spanning the width of the host property and side extension would be erected. The extension would be set in slightly from the adjoining semi (no.13 Brooklands Road). Given the projection would reduce from the existing circumstances and given the proposal is single storey, the impacts to no.13 would not be different to the existing circumstances. The proposal would not result in any loss of light implications to this neighbour given all the properties along this section of Brooklands Road have south facing gardens. No privacy implications would occur for this neighbour given no windows would be inserted in the side elevation of the host property.

No.17 Brooklands Road would feel the continuation of the built form from the proposed two storey side extension with the single storey rear extension, sited 1 metre from the shared boundary with the applicant site. Given the built form drops to one storey at this point and given both neighbours benefit from spacious rear gardens, the proposal is not considered overbearing for this neighbour. No adverse privacy implications would occur due to the placement of windows and given the properties are south facing no loss of light/ overshadowing implications would occur.

No neighbours to the rear would be impacted by the proposal given the spacious rear gardens and given the rear extension is one level only.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

Part single, part two storey side extension:
DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. The proposal shows a setback of 1 metre from the primary elevation, a roof lower than the host property and the proposal retains a 1 metre gap to the western boundary of the site. As such, the proposed side extension is considered to create a subservient feature at the site, pursuant to Policy DC1.4 of the UDP.

Given the hip to gable roof conversion that occurs within the host property, the use of the gable roof form of the side extension is considered acceptable given it would match the host property and the impacts in terms of amenity would be considered acceptable.

Hip to gable conversion:
Whilst the hip to gable conversion would alter the roof form of the property and therefore be out of keeping with the hipped roof formations within the immediate neighbouring properties, the fallback of Permitted Development allows hip to gable roof conversions to occur. The roof forms of the wider area, including properties to the west, do have examples of gable roofs and in this

instance, the proposal is acceptable in size and form. This element is considered pursuant to Policy DC1 of the UDP.

Single storey rear extension:
The single storey rear extension would have a projection of 3.8 metres and therefore exceed the maximum rearward projection specified within Policy DC1.3 of the UDP. However, given larger extensions are permitted through the Larger Homes Extension Route, given the existing conservatory at the site and given the applicant's spacious rear amenity space, the projection is considered acceptable. The use of the hipped roof would reduce harm to the neighbouring property. Therefore, the form and appearance of the host property is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Materials to be used would match that of the host property where possible and therefore respond positively to the existing materials of the applicant site. This is considered acceptable and a materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No change to car parking arrangements would occur as a result of the proposal.

Bin Storage

Space would still remain for bins to be stored within the rear/side amenity space at the site given the 1 metre set in of the proposed two storey side extension.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The current proposal is considered to overcome the reasons for refusal under planning reference: 136404/FH/2023.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised scheme considered to overcome harm has been provided. Appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1)The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 26 February 2024.
-Drawing- Proposed- Floor Plan, numbered Sheet 4, stamped as received by the City Council as Local Planning Authority on 26 February 2024.
-Drawing- Existing & Proposed- Roof Plans, numbered Sheet 3, stamped as received by the City Council as Local Planning Authority on 26 February 2024.
-Drawing- Proposed- Elevations, numbered Sheet 6, stamped as received by the City Council as Local Planning Authority on 10 April 2024.
-Drawing- Proposed- Proposed Loft Plan, numbered Sheet 7, stamped as received by the City Council as Local Planning Authority on 19 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor bathroom window and first floor WC window within the proposed side extension as shown within the approved 'Drawing- Proposed- Elevations, numbered Sheet 6', stamped as received by the City Council as Local Planning Authority on 10 April 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out within the 'Drawing- Proposed- Elevations, numbered Sheet 6', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

17 Brooklands Road, Crumpsall, Manchester, M8 4JH
41 Cedric Road, Manchester, M8 4JE
32 Lower Brooklands Parade, Manchester, M8 4JS
26 Lower Brooklands Parade, Manchester, M8 4JS
20 Lower Brooklands Parade, Manchester, M8 4JS
16 Lower Brooklands Parade, Manchester, M8 4JS
43 Cedric Road, Manchester, M8 4JE
36 Lower Brooklands Parade, Manchester, M8 4JS
34 Lower Brooklands Parade, Manchester, M8 4JS
30 Lower Brooklands Parade, Manchester, M8 4JS
28 Lower Brooklands Parade, Manchester, M8 4JS
24 Lower Brooklands Parade, Manchester, M8 4JS
22 Lower Brooklands Parade, Manchester, M8 4JS
18 Lower Brooklands Parade, Manchester, M8 4JS
14 Lower Brooklands Parade, Manchester, M8 4JS
13 Brooklands Road, Crumpsall, Manchester, M8 4JH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA