MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139759/FH/2024
Date registered valid:	29 April 2024
Proposal:	Erection of two storey rear and single storey rear extension and single storey front extension with enclosed front porch and relocated canopy to side
Address:	191 Brooklands Road, Brooklands, Manchester, M33 3PJ
Ward(s):	Brooklands Ward
Applicant:	Mr Amit Herwadkar
Agent (if any):	Mr James Eaves, Whiteleyeaves Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24th June 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 18.06.2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 2 May 2024 Expired: 24 May 2024
Site notice
Posted: 8 May 2024 Expired: 30 May 2024
Press advert
Published: 7 May 2024 Expired: 21 May 2024
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The site/building relates to a large detached property located on the east side of Brooklands Road in the Brooklands ward area of Manchester. The property has previously undergone enlargements by way of single storey rear extension and glazed canopy across the rear wall. The property is set back from the road significantly set within a large plot with garden to the front and substantially large rear landscaped garden. The property features off road car parking with high railings and vehicular access taken from Brooklands Road. The property is surrounded by similar residential properties which vary in size and design.



Listed building: Not applicable
Conservation area: Brooklands Conservation Area 2004
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in character with linear frontages along Brooklands Road forming a boundary between Trafford and Manchester.

Description of development

The applicant is seeking planning permission for the erection of two storey rear and single storey rear extension and single storey front extension with enclosed front porch and relocated canopy to side.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 191 Brooklands Road

129029/TCA/2021 No objection - 12.02.2021 Works to trees - proposed pruning works to T1 - 30% Reduction of large Sycamore in rear garden, at the back on left hand side and removal of T2-T5 - Saplings (beech, sycamore and holly) removed before become too large for the area.

104216/JO/2013/S2 Application Approved - 06.02.2014 Variation of planning condition no.2 attached to planning permission ref: 102265/FH/2013/S2 to allow elevational alterations to rear extension and alterations to driveway

112505/TPO/2016/S2 Application Approved - 25.07.2016 Works to tree - proposed pruning of 2x Sycamore and 2 x Poplar trees incorporating a crown lift of 1m and crown reduction of 3m, back to good growing points and removal of dead wood.

102265/FH/2013/S2 Application Approved - 04.06.2013 Erection of single storey rear extension and rear canopy following demolition of conservatory and landscaping alterations to the front to alter driveways

065431/FO/SOUTH2/02
Application Refused - 20.03.2003 Construction of 16no. 2 to 2.5 storey houses and 3no. 2 to 3 storey apartment blocks, forming 24 no. apartments, with associated car parking following demolition of existing buildings

Residential Amenity

The applicant is seeking planning permission for the erection of two storey rear and single storey rear extension and single storey front extension with enclosed front porch and relocated canopy

to side. The property is set back significantly from the back of footpath within a generous plot similar to other properties within the area.

Two storey rear

The proposal would project off the rear wall measuring 5.945m extending the across the rear wall measuring 5.480m and adjoining a single storey rear projection. The proposal would be set off the shared boundary with no. 189 Brooklands Road measuring 1.125m. Full height windows would be situated on the rear elevation with side windows on the north east side elevation. The roof would be gable and would be tiled to match the existing roof tiles of the host dwelling. Given the location of the side windows, it is not considered that these would provide any overlooking or loss of privacy given the existing boundary treatment and distance to the shared boundary with no. 193 Brooklands Road

Single storey rear

The applicants are proposing a further projection off the rear which would infill a small area to the rear and would tie in with the proposed two storey rear extension and existing single storey rear projection. The roof would be flat and would tie in with the existing rear flat roof.

Single storey front

The extension would be sited between the side wall of the host dwelling and front projection forming an additional entrance to the front elevation. This would be set back from the front wall of the property and would have a small window with an entrance door. The roof would be sloping with the addition of a single roof light.

Relocated canopy to side

The existing canopy is sited along the rear wall of the property comprising decorative columns and glazed roof. The applicant proposes to relocate the canopy to the side of the property partially screened by a projecting wall which runs along the side. The canopy is considered acceptable in this location and is considered would not provide any significant impact on the existing residential amenities of neighbouring occupiers.

Front Porch

The proposed porch would be sited to the front of the property with an overall projection measuring 1.8m approximately and 2.2m across in the shape of a semi circle. The roof would be flat comprising brick base and glazed finish

Overall, it is considered that the proposed porch would occupy a relatively small space at the front of the property which would not interfere with the current off road car parking arrangements.

The porch would be sited away from the boundary at either side and would be significantly set back from the public highway.

The porch, is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

The extension would be visible from the public highway and therefore would feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Varying styles of extensions to the

side and rear including conservatories are particularly popular. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. Given the relationship to the adjacent and surrounding properties, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers.

On balance, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Massing

In context to the existing property the extensions are acceptable. The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick and roof tiles to match existing as outlined in the application form with a single ply membrane for the flat roof element. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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.

Impact on the Brooklands Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property.

Parking

Existing car parking arrangements are not set to change and therefore are unaffected by the proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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:

Received on 24th June 2024 numbered 020C Proposed Ground and First Floor Plans

Received on 24th June 2024 numbered 021B Proposed Elevations

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

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form and drawings numbered 020 Received on 14th May 2024, in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

12 Verdure Avenue, Manchester, M33 3PP
6 Verdure Avenue, Manchester, M33 3PP
14 Verdure Avenue, Manchester, M33 3PP
10 Verdure Avenue, Manchester, M33 3PP
193 Brooklands Road, Brooklands, Manchester, M33 3PJ
189 Brooklands Road, Brooklands, Manchester, M33 3PJ
8 Verdure Avenue, Manchester, M33 3PP
202 Brooklands Road, Brooklands, Manchester, M33 3PJ
204 Brooklands Road, Brooklands, Manchester, M33 3PJ
206 Brooklands Road, Brooklands, Manchester, M33 3PJ

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 Zone - All Exceeding 90M
Conservation Area - Brooklands Conservation Area 2004
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA