MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139349/FO/2024
Date registered valid:	15 April 2024
Proposal:	Erection of part single/part two storey extensions together with two storey side and rear roof dormer extension and single storey rear outbuilding.
Address:	62 Burnage Hall Road, Manchester, M19 2JL
Ward(s):	Burnage Ward
Applicant:	Mrs Anela Riaz
Agent (if any):	Mr Zeeshan Aziz, Xiontech
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 June 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 30th May 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 April 2024 Expired: 8 May 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
The application is a joint application for numbers 62 and 64 Burnage Hall Road. The properties are 2 storey brick- built properties in use as single family accommodation. There is off road parking to the front for both properties with a small front garden. To the rear are good sized gardens which are laid mainly to lawn with some paving. The boundary treatments to the rear are panel and post timber fences with established tree planting. Number 62 is in the original brick finish, whereas number 64 has been painted over. There is a free standing single storey storage unit with a flat roof at the bottom of the garden of number 64 Burnage Hall Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature with properties of a similar age and design to the proposal properties.

Description of development
The proposal would comprise of a part single part two storey side extension along the side of number 62 with a part single part two storey extension to the rear of number 62, and a dormer roof extension within the existing roof slope of number 62, then there is a single storey free standing unit at the very bottom of the rear garden. This would match the existing single storey free standing unit at the bottom of the garden of number 64 Burnage Hall Road. The development on the rear of number 64 Burnage Hall Road is a part single part two storey rear extension. By developing the two properties together, it removes the impacts that the development would have on the other property if constructed in isolation. The materials to be used would match those of the existing property.

Consultations & Notification Responses
Local Residents-were informed, no representations have been received.

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 EN19 Waste
o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone - GM Spatial Plan
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.

Principle
The principle of both extending existing residential accommodation and doing this as one application to be treated as one extension on existing residential properties in an established residential area to provide additional living accommodation is considered acceptable, subject to there being no detrimental impacts upon either the character of the property or upon the residential and visual amenity of the neighbouring properties or the area within which it is located.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight to merit a refusal of the application.

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

Residential / Visual Amenity
The proposal is for the erection of a part single part two storey side extension and a part single part two storey rear extension which would run across both properties. The properties would remain as single use residential dwellinghouses post development, however by dealing with it as one set of extensions it reduces the impact each development would have on the adjoining property should they be developed in isolation.
The part single part two storey side extension that runs alongside of number 62 is set down from the original ridge, and is set back from both the front and the rear of the existing building. There are no windows proposed in the side elevation with the windows being proposed in the front and rear elevations overlooking the applicants own property, and this together with the distance between number 62 Burnage Hall Road and number 60 which has a number of bay windows in its side elevation ensures that there is no detrimental impact resulting out of overlooking or loss of privacy or loss of light for number 60 as a result of the side extension.

There is an existing small two storey flat roofed outrigger extension on the rear of number 62, the roof is to be changed on this to give a pitched roof which reads better in the context of the existing house. This is recessed and would then project out from the rear of the property as the extension makes its way across the rear of the property to the common boundary with number 64 Burnage Hall Road.
At this point the rear extension will cross over onto the rear of number 64 Burnage Hall Road which will have a part single part two storey rear extension on the same line of rearward projection as the extension proposed for number 62. Both properties will also have the same rearward flat roof single storey extension.
In addition number 62 would have a rear dormer extension which is to sit within the existing roof slope of the original part of the dwellinghouse.

The additional accommodation created by the extensions would be:
Number 62 -a large open plan kitchen with bifold doors and a study to the ground floor.
Extension to the master bedroom to the first floor rear, and an additional bedroom to the first floor side.
A further additional bedroom with an ensuite bathroom in the dormer extension.
Additional storage space in the free standing rear garden unit.
Number 64 -a large open plan kitchen to the ground floor with bifold doors
Extension to the master bedroom.

There are buildings in the form of free standing garage and storage units that are part of the outbuildings that belong to the property at number 60 Burnage Hall Road, these form the common boundary between number 62 and number 60 Burnage Hall Road.

Even with the extensions and free-standing unit in the garden, there is still a good amount of external amenity space to serve both 62 and 64 Burnage Hall Road.

It is not therefore considered that either the single or two storey extensions would result in loss of light, overlooking, loss of privacy, or result in a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties.

The proposed extensions has been designed with a set down and set back at first floor from the front and rear of the property. Even if the area housing the free standing structures at number 60 Burnage Hall Road was to be developed, there would still be no terracing given the 2 metre setback from the front and the set down from the host property.

With regards to the visual amenity, whilst occupying an enlarged footprint, there will not be a great difference when viewed from the front within the context of the street scene, as, with the

majority of the development being to the rear only the two storey side extension would be readily viewed.
A condition would be attached to any consent granted with regards to the submission of materials, as, at this moment in time there are various finishes to the houses, with number 62 being brick finish to the rear, with a painted brick and render finish to the front of the property. Number 64 is cream painted brick to the rear and the same as number 62 to the front.

Character
It is not considered that the proposed development would it have a detrimental impact upon the character of the properties themselves or upon the character of the area within which they are located.

Materials
The materials to be used are stated upon the application form to match those of the existing property, however given the mix of materials on the properties to ensure there are sympathetic elevations proposed an appropriate condition to that effect would be attached to any consent granted.

Design and Siting- The design are similar to other properties within the immediate and wider area and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries.

Landscaping- Both gardens to the front and rear are a mix of hardstanding and lawn, and that will be retained post development and is an acceptable layout.

Bin Storage- The bins are currently stored in the rear gardens. This will remain so post development for number 64 however given the side extension on number 62 this would no longer be possible, therefore a condition requiring location and design details for a bin store shall be attached to any consent granted.

Parking- The proposal will retain space for one in curtilage parking space to the front of the property which is in line with policy.

Disabled access
Not impacted.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for 62 and 64 Burnage Hall Road.
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. It enables the occupants of number 62 and 64 Burnage Hall Road to change their properties to take account of changing household need without having to move.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to any consent granted. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:
105 -Proposed ground floor plans received 22nd February 2024
106- Proposed first floor plans received 22nd February 2024
107- Proposed roof plan received 22nd February 2024
108- Proposed front and rear elevations received 22nd February 2024
109- Proposed side elevations received 22nd February 2024
110- Proposed floor plan and elevations of free standing unit received 22nd February 2024

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) Above ground works shall not commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) Before the development hereby approved is first occupied details of the location, design and materials of a bin store shall be submitted to and approved in writing by the City Council as local planning authority and once approved shall be in use and maintained so long as the development hereby approved is occupied.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

7) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 62 Burnage Hall Road Manchester M19 2JL.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Burnham Drive, Manchester, M19 2JJ
63 Burnage Hall Road, Manchester, M19 2JP
66 Burnage Hall Road, Manchester, M19 2JL
64 Burnage Hall Road, Manchester, M19 2JL
6 Burnham Drive, Manchester, M19 2JJ
2 Burnham Drive, Manchester, M19 2JJ
60 Burnage Hall Road, Manchester, M19 2JL
8 Burnham Drive, Manchester, M19 2JJ
21 Devon Avenue, Manchester, M19 2JH
18 Devon Avenue, Manchester, M19 2JH
61 Burnage Hall Road, Manchester, M19 2JP

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
Area Team Boundary - Name: SOUTH AREA