MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139392/FH/2024
Date registered valid:	26 February 2024
Proposal:	Erection of single storey rear extension, porch to front and erection of detached outbuilding
Address:	154 Brantingham Road, Manchester, M21 0TS
Ward(s):	Chorlton Park Ward
Applicant:	Ms Wan Koon Chau
Agent (if any):	Mr Sabin Zannou, LDM Group
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18th April 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 August 2023

Standard consultations: Printed: 6 March 2024 Expired: 27 March 2024

Neighbour notifications: Printed: 6 March 2024 Expired: 27 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and white render with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay and first-floor bay to the front and a two-storey bay to the rear, a large, paved driveway, single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear view.



Figure 4. Rear amenity space.

Description of area

Brantingham Road is a residential street situated within the Chorlton Park ward of Manchester, close to St Margaret's Sports Fields, Maine Road Football Club, and Wilbraham Road (A6010). The area is primarily residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of single storey rear extension, porch to front and erection of detached outbuilding.

Planning History

130619/FH/2021 - Erection of single storey rear extension to form additional living accommodation – **APPROVED** (04.08.2021).

136941/FH/2023 - Erection of a single storey rear and front porch extension together with the erection of a single storey rear outbuilding – **APPROVED** (20.09.2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood Risk Management – made no objection to the application, requesting an informative note be attached to the decision.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - 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'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

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.

- Policy JP-P1: Sustainable Places
- Policy JP-S4: Flood Risk and the Water Environment

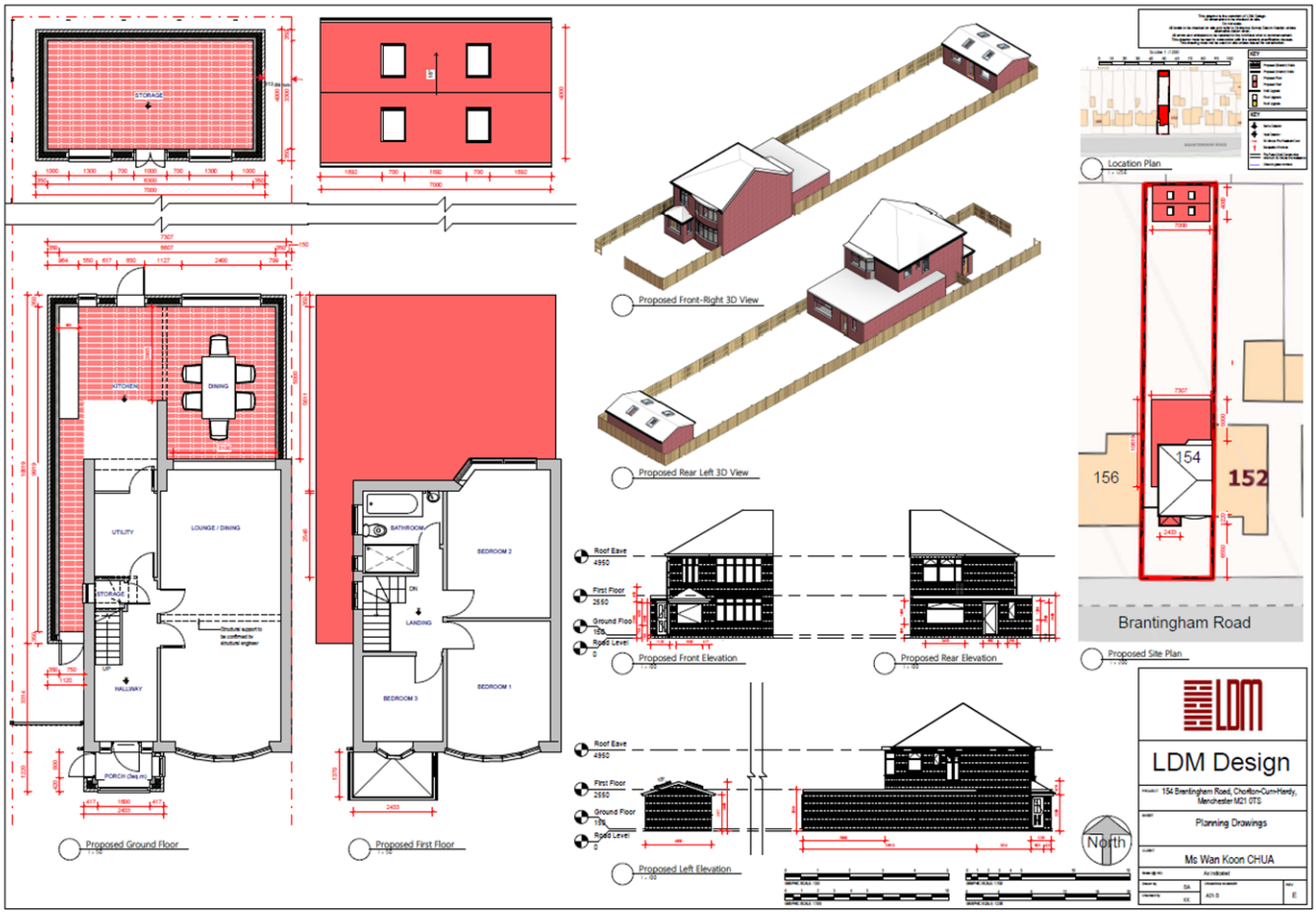


Figure 5. Submitted proposed plans and elevations.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension, front porch extension and detached outbuilding is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move, as indicated within policy DC1 of the UDP. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the porch extension would be sited at the front of the property, facing south. It would project 1.37m frontwards, with a width of 2.433m, hipped roof height of 3.076m, and an eaves height of 2.2m. A gap of 2.18m would be maintained to the boundary shared with No.156 Brantingham Road and a gap of 3.905m would be maintained to the boundary shared with No.152 Brantingham Road.

The single storey side and rear extension would be sited at the back of the property, facing north, replacing the existing outrigger. It would project 5m rearwards from the host dwellinghouse, with a total length / depth of 10.619m, sideward projection of 1.12m, width of 7.307m, and flat roof height of 2.55m. A gap of 0.615m would be maintained to the boundary shared with No.156 Brantingham Road and a gap of 0.15m would be maintained to the boundary shared with No.152 Brantingham Road.

The detached outbuilding would be sited at the northern end of the rear garden. It would measure to 4m in length / depth and 7m in width with a dual pitch roof height of 3m and an eaves height of 2.177m. It would be sited 0.731m away from the boundary shared with No.156 Brantingham Road, 0.813m from the boundary shared with No.152 Brantingham Road, and 0.389m from the boundary shared with No.99 Manley Road.

The 5m rearward projection (of the rear extension) exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given the spacious character of the application site which would be able to accommodate an extension of this scale without limiting the property's private outdoor amenity space to an unacceptable degree, combined with the extension's limited impacts upon the visual and residential amenity of the area. Moreover, all three of the developments are considered to be subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy, policy JP-P1 of Places for Everyone, and chapter 12 of the NPPF.

Appearance and visual amenity – the submitted application form indicates that the proposal would be built of brickwork, roof tiles, windows and doors to match the existing.

The front porch extension would feature a window on its front and side elevation (facing No.152 Brantingham Road), and one outward-opening door to its side elevation facing No.156 Brantingham Road. Its hipped roof form would be blank and featureless.

The rear extension would feature blank side elevations with two windows and one outward-opening door to its rear elevation. Its front elevation would feature one outward-opening door, whilst its flat roof form would be blank and featureless.

The detached outbuilding would feature two windows and a set of outward-opening doors to its south elevation facing the host dwellinghouse as well as blank north, east and west elevations. Its dual pitch roof form would feature two flat skylights to each of its roof slopes.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front, side and back of the property, elements of the proposal would be visible within the street scene and public realm, however its use of matching materials should ensure that it does not form a prominent visual feature. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies SP1, DM1 and EN1, policy JP-P1 of Places for Everyone, as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the rear extension would be single storey, with a maximum flat roof height of 2.55m and sited to the north of the host dwellinghouse (within its shadow), it is believed that the extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should also ensure that the privacy of neighbouring occupants is not compromised.

Similarly, given that the front porch extension would be single storey, with a minor frontward projection and with large gaps to the shared boundaries maintained, this aspect of the proposal should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor would it introduce an overbearing presence into the area. Moreover, though its eastern side elevation would feature a window; this is sited a considerable distance away from the shared boundary and, as such, should not infringe upon the privacy of neighbouring occupants.

Lastly, given that the detached outbuilding would be single storey, sited at the northern end of the rear garden, with a maximum roof height of 3m, the extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side and rear elevations should ensure that the privacy of neighbouring occupants is not compromised as a result of the works.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 and policy JP-P1 of Places for Everyone due to its minimal impact upon residential amenity.

Waste storage – the proposal would result in external access to the rear of the site being lost, however sufficient space would be retained along the side of the property to allow refuse bins to be stored away from the street scene, pursuant to policies DM1 and EN19 of the Core Strategy.

Parking – the current parking arrangements would be unaffected by this proposal as sufficient space would be retained on the existing driveway (at least 2.4m by 4.8m) so as to allow for the parking of at least one car.

Flood Risk Management – made no objection to the application, requesting an informative note be attached to the decision.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

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

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

-'Householder Application for Planning Permission for works or extension to a dwelling', stamped as received by the City Council as Local Planning Authority on the 26th February 2024.
-'Planning Drawings', numbered 'A01-B REV E', stamped as received by the City Council as Local Planning Authority on the 18th April 2024.

-‘Flood Risk Assessment’, stamped as received by the City Council as Local Planning Authority on the 26th February 2024.

Reason - To ensure 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 of the developments hereby permitted shall match those of the existing dwellinghouse in type, size, colour, and texture.

Reason- To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The outbuilding as shown on approved plans ‘A01-B REV E’, stamped as received by the City Council as Local Planning Authority on the 18th April 2024, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.154 Brantingham Road, M21 0TS.

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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the developments 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.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

Informatives

1) As per the FRA, the proposed site is within Flood Zone 1-2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 1-2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - https://www.gov.uk/sign-up-for-flood-warnings

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface

water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

156 Brantingham Road, Manchester, M21 0TS
99 Manley Road, Manchester, M16 8WE
185 Brantingham Road, Manchester, M21 0TT
101 Manley Road, Manchester, M16 8WE
97 Manley Road, Manchester, M16 8WE
95 Manley Road, Manchester, M16 8WE
152 Brantingham Road, Manchester, M21 0TS

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA