MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137829/FH/2023
Date registered valid:	31 August 2023
Proposal:	Erection of a two storey side extension and a single storey rear extension; erection of rear dormer roof extension and elevational alterations to rear elevation; widening of gate posts and erection of 1.2m high gates and wall/fencing
Address:	19 St Brannocks Road, Manchester, M21 0UP
Ward(s):	Chorlton Park Ward
Applicant:	Mr and Mrs Moustafa
Agent (if any):	Mr David Lambert, ARCD Architects
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8th October 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 December 2023 Expired: 27 December 2023

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 relates to a two -storey semi-detached C3 dwellinghouse of red brick and white render, with a gable roof and double bay windows to the front elevation. There is a gable fascia above the first- floor bay. There is an enclosed brick and glazed porch to the front which is original to the house. To the rear the double height bay windows are replicated and there is a single storey mono-pitched extension. There is also a dormer roof extension. The garden to the front is enclosed by a low brick wall with coping stones on top. There is a driveway, a free-standing garage, and outbuildings all of which sit along the common boundary line with number 21 St Brannocks Road. To the rear is a larger than average garden which is enclosed by timber boundary treatments and well- established tree and shrub planting.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
St Brannocks Road is a residential road within the Chorlton Park ward which runs perpendicular to Wilbraham Road. It is characterised by two storey semi-detached family dwellinghouses of red brick and white render and benefits from its proximity to two tram stops, several bus stops and Chorlton District Centre. The properties whilst similar along the frontage have varying styles of rear elevations, some with original flat roof two storey outriggers, others hipped, and others extended.

Description of development
The proposal is for the erection of a two -storey side extension and a single storey rear extension with a green roof on top; erection of rear dormer roof extension and elevational alterations to rear elevation; widening of gate posts and erection of 1.2m high gates and wall/fencing.

Consultations & Notification Responses
Local Residents - There have been 2 rounds of consultations with local residents. There have been 2 letters received on the original submission, 1 of which was a letter of support stating that it was a well related and thought-out design, and 1 objection to the amount of development. The primary concern being the impact of the proposal on the windows in the side elevation of the neighbouring property. The issue being the potential loss of natural light from the construction of the first- floor element. The side and rearward projection of the two- storey side extension has been reduced and the side extension has now been revised to pull the development in a further 1.5 m from the common boundary with the neighbouring property. There have been no further representations received on the revised proposal.

Issues

POLICIES
Unitary Development Plan Saved Policies
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 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 the original buildings)
b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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 car 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 (12ft) in length

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 (5ft) 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.

The National Planning Policy Framework
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",

Places for Everyone Plan
The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

For reasons to be outlined below, it is considered the proposal accords with the principles within these policy documents.

The City 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.

Issues
Principle - The principle of building a two- storey side and single storey rear extension together with rear dormer, to provide additional living space for a family dwellinghouse in an established residential area is considered acceptable. Policy DC1.1 refers to people adapting their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon both visual and residential amenity.

Residential Amenity.
The submitted application is for the erection of a two- storey side and single storey rear extensions together with a rear roof dormer. The external door to the front porch is to be removed opening up that area with a new replacement front door. The new 2 storey side extension is adjoined to the existing dwellinghouse by a glazed link which is partially obscurely glazed. The extension would be of a gable front and rear elevation and is set down much lower than the existing ridge height. The gable mirrors that over the bay to the frontage. The side extension would retain a gap of 1.5 metres to the common boundary with number 21 St Brannocks Road, which itself has a large flat roof two storey rearward projection, which extends

well beyond the existing rear building line of 19 St Brannocks Road. In order to facilitate the two- storey side extension, the existing run of single storey outbuildings that sit tight up against the common boundary are being demolished. The extensions to the existing dwellinghouse would provide additional living accommodation in the form of garage, open plan kitchen, two additional bedrooms and an en-suite bathroom.

There are two windows proposed in the side elevation facing onto the gable of number 21 St Brannocks Road, however these would serve a bedroom and en-suite bathroom, and would be obscurely glazed, a condition to that effect would be attached to any consent granted.
The extension to the side would be set back slightly from the front, set down considerably from the roof, and would retain a 1.5m gap to the common boundary with number 21 St Brannocks Road. With only the two small windows in the first- floor side elevation being for secondary lighting purposes and obscurely glazed there would be no view into or out of the windows. The remainder of the first- floor windows are in the front or rear of the proposed extension overlooking the applicants own garden. It is not considered that the proposal would have a detrimental impact upon overlooking or loss of privacy for number 21 St Brannocks Road. Whilst there may be some loss of light at certain parts of the day, it is not considered to be so detrimental as to merit refusal.
The original submitted scheme had the two- storey extension much closer to the common boundary, however having this now set in from the common boundary by 1.5m brings this in line with policy DC1. The potential development gap is capable of being shared, and there would be no terracing effect as a result of the development.

To the rear the extension is single storey and it is proposed that it would have a green roof. There is an existing dormer within the roof slope, and this is to be increased, however as this is already a feature, it will not be an alien feature, and the proposed works to the rear are not considered to have a detrimental impact upon the level of amenity currently enjoyed by the occupants of both number 17 St Brannocks Road and 21 St Brannocks Road.

Given the size of the rear garden there would still be a large useable amount of external amenity space for the occupants of the property.

Visual Amenity
The extension has been designed to present a contemporary addition to the property. Originally the materials proposed were of a different pallet to the original dwellinghouse, and it was considered that these would have a detrimental impact upon the character of the house and the area within which it was located, however with a redesign comprising of a reduction in the size of the two storey side extension and a review of the proposed materials, it would now be viewed as a contemporary addition to the property, whilst at the same time relating well to the existing property.

The dormer proposed on the rear roof slope is a modest extension onto the existing dormer and is restricted to the original roof slope only and does not extend sidewards over into the new roof. The size of the dormer is such that in isolation it could have been implemented under Permitted Development Rights, however as it is proposed as part of the overall development, forms part of the assessment of the overall proposal. There are no windows proposed in the side cheeks of the dormer with the windows being in the rear elevation looking over the applicants own garden only. The dormer is a common feature on other properties in the area and cannot be readily viewed from within the street scene. The changes to the rear of the property are again a contemporary take on the existing property, with the bay that is currently to the ground and first floor being a traditional bay. This is to be replaced by a square bay that is off centre, to the first floor with the glazing to the ground floor being in the form of three sliding patio doors across the ground floor. The works to the rear cannot be readily viewed from within the street scene, and

from the other gardens and properties to the rear it would be partially screened due to the boundary treatments and the existing tree cover.
It is not considered to have a detrimental impact upon the visual amenity of the property itself nor of the area within which it is located.

Materials -The materials to be used would be a combination of those matching the existing property and contemporary introductions with the use of standing seam steel profile roof and grey aluminium frames for the fenestration. and feature gable detailing of charred timber cladding. An appropriate condition relating to the materials would be attached to any consent granted.

Design and Siting- The design picks up on the features of the existing property with the introduction of the gable frontage and is similar to other properties within the street scene. The materials are a blend of those to match the original property whilst adding modern contrasting feature materials that give it a contemporary edge. Consideration has been given to the proposed siting and the revised scheme reduces the bulk and massing on the common boundaries.
The dormer is not an alien feature within the area and is of modest size retaining subservience to the property, the materials would match those of the existing property and the design and siting is considered acceptable.

Bin Storage- The bins are currently stored alongside the property. There is sufficient space alongside the property post development for this to remain the case.

Parking- The proposal will retain space for in curtilage parking to the front of the property. The existing gate post is to be relocated to allow for a 5m opening which will enable two vehicles to park off road whilst at the same time retaining garden to the front of the property providing softscape for the property frontage and ensures that the car does not dominate the street scene. There would be a 1.2m high sliding gate across the vehicular access, and a new brick and visi-rail front boundary treatment. This is in line with both national and local policy.

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.

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 negotiations took place which resulted in a proposed development which could be supported with the attachment of appropriate conditions.

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:
L(-1) 011 Proposed Parking Layout
L(-2) 011 Proposed Ground Floor Layout
L(-2) 021 Proposed First Floor Plan Layout
L(-2) 031 Proposed Second Floor Plan Layout
L(-2) 041 Proposed Roof
L(-4) 011 Proposed Front Elevation
L(-4)021 Proposed Side Elevation
L(-4) 031 Proposed Rear Elevation
L(-4) 041 Proposed Side Elevation
All received 8th December 2023.
L(-2)050 Proposed Boundary Treatment-received 10th August 2023

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) Prior to above ground works commencing, samples and specifications of all materials to be used on all external elevations of the development shall be 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) The windows to the first floor on the side elevation (northern) facing No.21 St Brannocks Road, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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.

Appendix 1 – List of consultees & neighbours notified

17 St Brannocks Road, Manchester, M21 0UP
21 St Brannocks Road, Manchester, M21 0UP
16 St Brannocks Road, Manchester, M21 0UP
25 St Werburgh's Road, Manchester, M21 0TL
18 St Brannocks Road, Manchester, M21 0UP

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA