



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139112/FH/2024

Date registered valid: 29 January 2024

Proposal: Erection of a two-storey side extension and part single/part two storey rear extension to provide additional living accommodation and erection of a single storey outbuilding to provide ancillary living accommodation.

Address: 246 Brantingham Road, Manchester, M21 0QZ

Ward(s): Chorlton Ward

Applicant: Mr Ged Sojka

Agent (if any): Mr Ian McHugh Green Triangle Studio

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 26.03.2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28/02/2024

Standard consultations:

Printed: 6 February 2024 Expired: 27 February 2024

Neighbour notifications

Printed: 6 February 2024 Expired: 27 February 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

Proposal relates to a semidetached dwellinghouse on Brantingham Road. The property features an existing single storey rear extension and a detached garage. The property features hardstanding to the front and side for off street vehicle parking and landscaping to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Front elevation



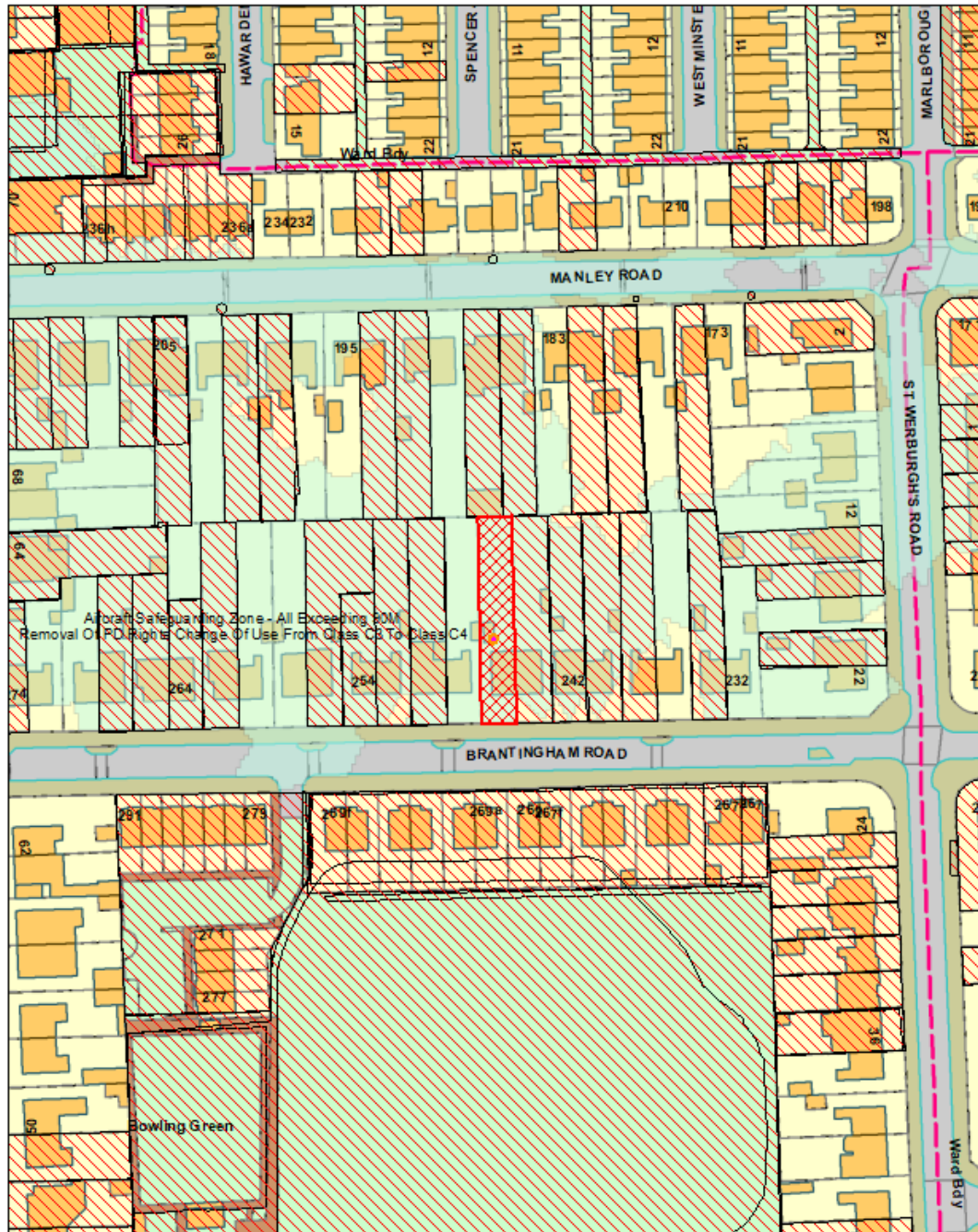
Figure 2. Rear elevation



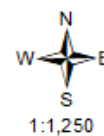
Figure 3. Garden and location of proposed outbuilding

Description of area

The property is located in a mostly residential part of the Chorlton Ward of Manchester. The site is located within Flood Zone 2



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1:1,250

Description of development

The applicant is proposing the erection of a two-storey side extension and part single/part two storey rear extension to provide additional living accommodation and erection of a single storey outbuilding to provide ancillary living accommodation.

Two storey side extension

The proposed two storey side extension projects 1350mm from the existing side elevation and runs 8870.8mm from a 3262.5mm set back to the front to meet the proposed rear extension. The extension features new windows to the side and rear and a pitched roof to the existing side elevation gable end.

Part single/part two storey rear extension

The proposed ground floor rear extension projects 4015mm from the existing rear elevation and spans 7543mm from the rear of the proposed side extension to the shared boundary. The first-floor rear extension follows the same footprint at the ground floor but only spans 4040mm leaving a large gap to the shared boundary.

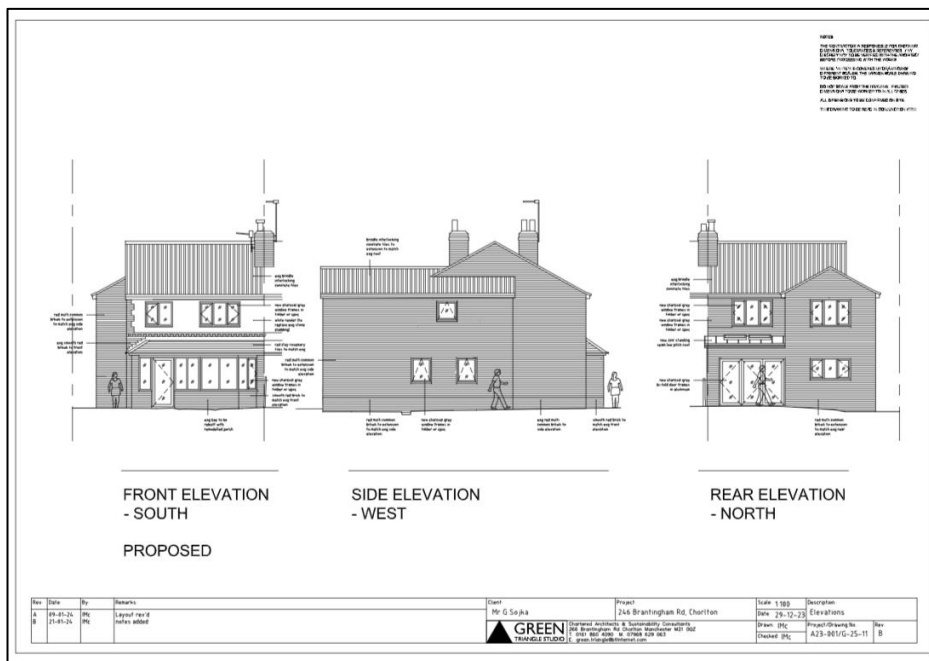


Figure 4. Proposed elevations

Single storey outbuilding

The outbuilding sits in the rear corner of the curtilage of the site and measures 6740mm by 5615mm. The outbuilding features a 1800mm projecting deck, bi fold doors and a sloping flat roof.

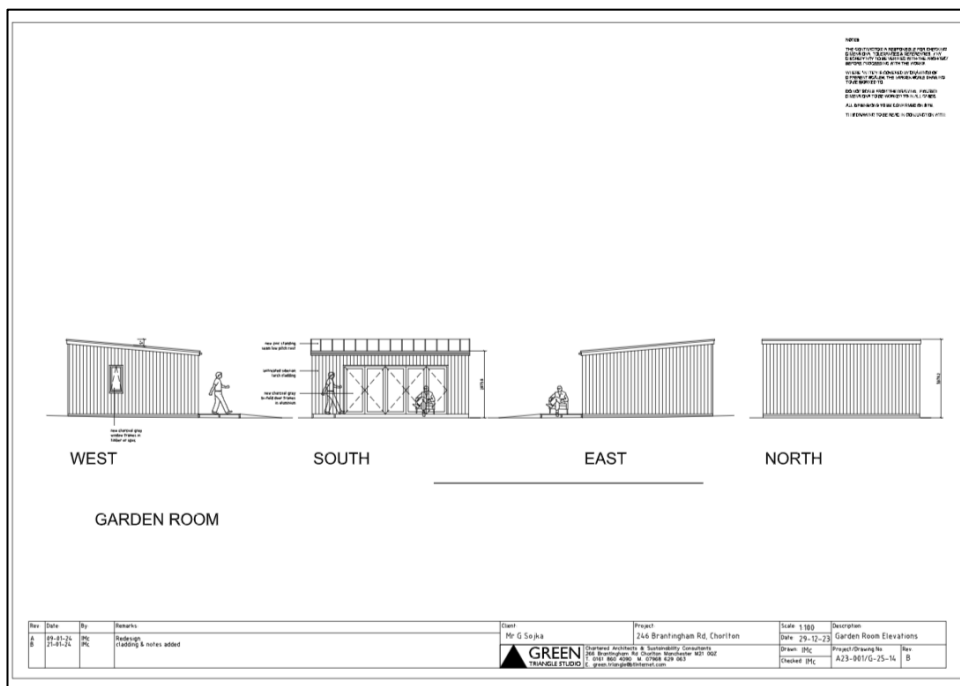


Figure 5. Proposed elevations of outbuilding

Planning History

The address has no planning history.

Consultations & Notification Responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application due to the site being in Flood Zone 2.

The LLFA had no objection to the proposal adding 2no informatives regarding a culvert in close proximity to the site.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

Comments objecting to the proposals and the revised scheme have been made by a neighbour, a summary of the concerns they raise relate to: the impact of the proposal on the residential and visual amenity, impacts on daylight, sunlight and overshadowing of garden area and internal rooms, right to light, and drainage,

Manchester City Council Flood Risk Management

The LLFA had no further comments.

Notifications*Local Residents*

As stated in Appendix 1, people who live near the area were told about the proposal.

The same objection was made to the initial notification highlighting similar issues.

The issues have been taken into consideration within the policy section of this report.

Policies & Principle**Summary of relevant policy**

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

Local

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.
 - DM 1 - Development Management
 - SP 1 - Spatial Principles
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
 - DC1 - Residential Extensions

Regional

- [Places for Everyone Plan](#) - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- [The National Planning Policy Framework \(The NPPF\)](#) - The Government released the NPPF on March 27, 2012, and updated it in December 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle of the development

Residents can usually expand their homes for more space, as long as it doesn't affect the neighbourhood or property's character.

The proposal's principle is acceptable. It is not considered that the proposals give rise to impacts on amenity that would warrant refusal of the application.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

The proposals have been assessed against the following policies of the Core Strategy.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and tile to match the existing property. New materials introduced (zinc standing seam roof on the outbuilding/single storey rear) are complementary to the existing colour and texture palette.

The two-story side extension is set back at first floor to avoid terracing the street scene. The side extension has a set back to the shared boundary reducing the effect of massing or overbearing.

The proposal is designed to be subservient to the original dwelling house.

It is considered that the proposed development is acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal can be seen from the street however its scale and material minimise any effects to the street scene.

The proposed development is not considered to significantly change the area's character, so its appearance is acceptable. It is of note that a full width front porch is a feature of the dwellings on the street.

The proposal is similar in size and scale to others nearby. Therefore, it is considered that it can be accommodated at the site and wouldn't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified brick and tile materials.

In general, the proposed development has limited impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

Due to the set back to the boundary and projection it is considered that impacts on neighbouring windows in terms of light would be minimal. Furthermore, the rear elevation is north facing so gets limited direct sunlight.

It is of note that there are other extensions on the road which project at a similar depth, notably 250 Brantingham Road, which have been accepted as part of the character of the area.

The proposal includes adding large glass doors at the back of the main dwelling building facing into the rear gardens of properties on Manley Road. The design of the boundary and its distance help reduce privacy concerns.

The property adds glazing to the side elevation. The window on the first floor would need to be obscure glazed for privacy and a suitably worded condition is proposed.

The proposed garden room is at the furthest end of the garden and mirrors a similar structure in the garden of the adjacent neighbour on Manley Road. The effect of overlooking from the large windows is minimised by the distance to the rear of the properties and the low-level nature.

It is noted that the proposals would require the repositioning of an existing garage within the garden. The garage would be moved northwards along the boundary with 248 Brantingham Road, it is not considered that the repositioning of the garage would give rise to unacceptable impacts.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. Demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to

reduce emissions and minimize disruptions for residents. Given the relatively small scale nature of the proposals which are not considered complex it is not considered to give rise to construction impacts that would necessitate attaching a construction management plan condition.

The proposal is not considered to have an effect on road safety and traffic generation.

Overall, it is noted that concerns have been raised by adjacent neighbours, however, it is considered that the proposal would not give rise to significant impacts on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself once completed would have limited impact on waste from the site. It uses the current storage and collection methods on site. It is recognised that demolition and/or construction works often generate commercial waste. It would be expected that contractors follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the property.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a large garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

Concerns have been raised with regards to drainage and flooding. The application site is located within flood zone 2, a flood risk assessment has been prepared to accompany this application. The LLFA has reviewed this assessment and raise no objection to the proposal on flood risk or drainage grounds, it is recommended that 2no. informative regarding a culvert in close proximity to the site .

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

It is considered that this proposal accords with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

It is considered that this proposal accords with the principles of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The LLFA had no objection to the proposal adding 2no informatives regarding a culvert in close proximity to the site.

As such it is considered that this proposal accords with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

It is considered that the amended proposals accord with the principles of this policy.

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 and has now been formally adopted.

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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

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

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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 policies 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.

Conclusion

It is considered that the proposal's design, size, and appearance are acceptable for this location. It is not considered that the proposals would give rise to harm to nearby properties or the street's character to warrant refusal of the proposals. There are no other material considerations of enough weight to say otherwise. It is considered that the proposals align with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive way to find solutions for planning problems. The officer had to deal with some small problems while reviewing the application. They talked with the applicant and others involved to find a solution they all agreed on.

Condition(s) to be attached to decision for approval

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|------------------------------|-------------|------------------|-----------------------------|
| a. Drawing - Location Plan | 29 Jan 2024 | A23-001/G-01-01 | THE LOCATION PLAN |
| b. Drawing - Site Plan | 24 Mar 2024 | A23-001/G-01-12D | SITE PLAN |
| c. Drawing - Site Plan | 24 Mar 2024 | A23-001/G-01-13D | PART SITE PLAN |
| d. Drawing - Proposed | 24 Mar 2024 | A23-001/G-01-15D | GF PLAN A-HOUSE |
| e. Drawing - Proposed | 29 Jan 2024 | A23-001/G-01-16A | GF PLAN B- GARDEN ROOM |
| f. Drawing - Proposed | 24 Mar 2024 | A23-001/G-01-17C | FIRST FLOOR PLAN |
| g. Drawing - Proposed | 24 Mar 2024 | A23-001/G-01-18D | ROOF PLAN |
| h. Drawing - Proposed | 24 Mar 2024 | A23-001/G-25-11D | ELEVATIONS |
| i. Drawing - Proposed | 29 Jan 2024 | A23-001/G-25-12A | SECTION AA |
| j. Drawing - Proposed | 29 Jan 2024 | A23-001/G-25-13B | SECTION BB |
| k. Drawing - Proposed | 24 Mar 2024 | A23-001/G-25-14C | GARDENROOM ELEVATIONS |
| l. Design & Access Statement | 29 Jan 2024 | | DESIGN AND ACCESS STATEMENT |
| m. Flood Risk Assessment | 29 Jan 2024 | | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. Specified materials

The materials to be used on the external surfaces of the development hereby permitted shall match those as specified on the approved drawings.

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 policies DM 1, SP 1 and EN 1 of the Core Strategy.

4. Additional glazing restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure glazing

Before first occupation the window in the first-floor side elevation in the proposed side extension 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.

Informative(s) to be attached to the decision for approval

1. Flood Risk – Culvert

MCC records highlights an underground culverted ordinary watercourse (Longford Brook / Nico Ditch) is located within close proximity to the site (approximately 40m south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

2. Flood Risk – Sustainable Drainage

Hardstanding covering more than 5 square metres, should be constructed of permeable materials where feasible, to comply with Government Guidance. Use the following guidance:

<https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

191 Manley Road, Manchester, M21 0GY
 248 Brantingham Road, Manchester, M21 0QZ
 185 Manley Road, Manchester, M21 0GY
 269 Brantingham Road, Manchester, M21 0DZ
 269B Brantingham Road, Manchester, M21 0DZ
 267F Brantingham Road, Manchester, M21 0DZ
 269A Brantingham Road, Manchester, M21 0DZ
 189 Manley Road, Manchester, M21 0GY
 187 Manley Road, Manchester, M21 0GY
 250 Brantingham Road, Manchester, M21 0QZ
 244 Brantingham Road, Manchester, M21 0QZ

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