MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138568/FH/2023
Date registered valid:	27 November 2023
Proposal:	Erection of a single storey rear extension to provide additional living accommodation
Address:	56 Brookleigh Road, Manchester, M20 4RX
Ward(s):	Withington Ward
Applicant:	Mr & Mrs Akhtar
Agent (if any):	Mr Rowell Radcliffe, Glass & Windows Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 December 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 27 November 2023 Expired: 18 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

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 with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a front porch canopy, a paved front driveway bordered by a low-level redbrick wall and mature hedging, a single storey rear extension and a detached outbuilding situated within a spacious rear garden.



Figure 1. No.56 Brookleigh Road.



Figure 2. Principal elevation.



Figure 3. Rear elevation.



Figure 4. Rear garden.

Description of area

Brookleigh Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Ladybarn Primary School, and Kingsway (A34). The area is predominantly 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 a single storey rear extension to provide additional living accommodation.

Planning history

083830/FH/2007/S1 - Erection of a single storey rear extension to form additional living accommodation – **APPROVED** (05.09.2007).

Consultations & Notification Responses

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

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

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

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.

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 rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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 single storey extension would be sited at the rear of the property, facing west, adjoining the existing single storey addition. It would project a further 3.5m (taking the total rearward projection of the additions to 7.403m), with a width of 5.735m, and a flat roof height of 2.75m. A gap of 0.15m would be maintained to the boundary shared with No.54 Brookleigh Road, a gap of 5.4m would be maintained to the boundary shared with No.39 Stephens Road, and a gap of 12.6m would be maintained to the boundary shared with No.57 Ashdene Road.

The 7.403m total rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that the adjoining property features additions with a similar rearward projection to the existing (approx. 3.903m). As such, it is understood that the proposal would have a minimal impact upon the residential amenity of nearby occupiers. Moreover, the application property also possesses a spacious rear garden, which would allow for sufficient private outdoor amenity space to be retained.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

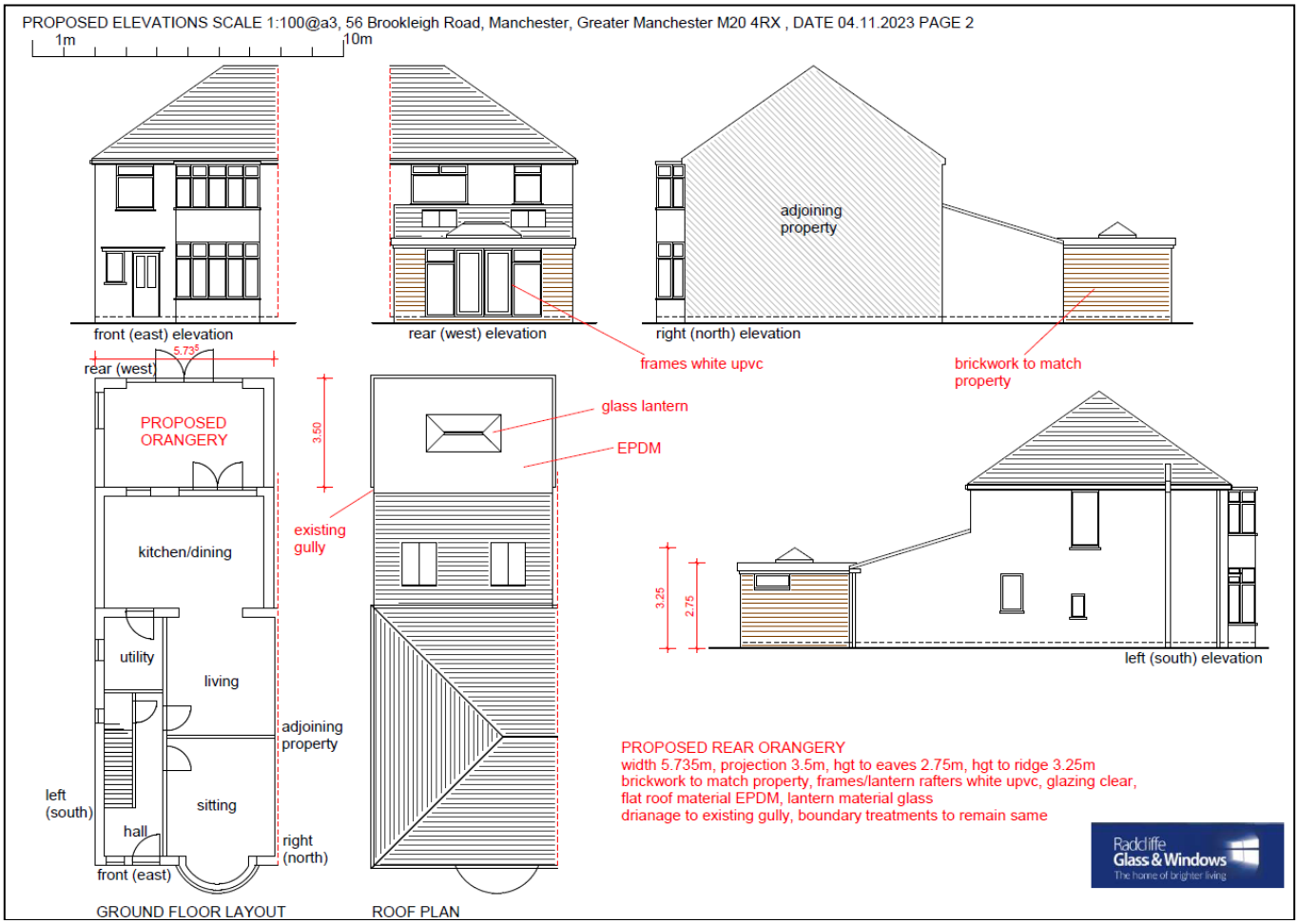


Figure 5. Submitted proposed plans and elevations.

Appearance and visual amenity – the extension would be built of brickwork to match the existing extension, an EPDM flat roof, and uPVC windows and doors. Its northern side elevation would be blank and featureless, whilst its southern side elevation would feature one window. Its rear elevation would feature a set of outward-opening doors framed by windows, whilst its flat roof would feature a glass lantern (projecting upwards by 0.5m).

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Sited at the back of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the previous rear addition, thus avoiding forming a visually prominent feature.

The design and appearance of the proposed extension therefore accords with Core Strategy policies DM1 and SP1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the proposed extension would have a maximum flat roof height of 2.75m, combined with its relationship to the adjoining property (in terms of their existing rear additions), it is understood that the proposal 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, though the extension's southern side elevation would feature one window, this would be sited at least 5.4m away from the nearest shared boundary and, as such, should not infringe upon the privacy of neighbouring occupiers.

In addition, no objections were received in response to this application.

The proposal is therefore considered acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

-'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 15th November 2023.

-‘PROPOSED ELEVATIONS’, stamped as received by the City Council as Local Planning Authority on the 15th November 2023.
-‘BLOCK PLAN’, stamped as received by the City Council as Local Planning Authority on the 15th November 2023.

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 extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork to match the existing rear extension.

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 extension, 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.

Appendix 1 – List of consultees & neighbours notified

53 Brookleigh Road, Manchester, M20 4RX
55 Ashdene Road, Manchester, M20 4RZ
35 Stephens Road, Manchester, M20 4XA
41 Stephens Road, Manchester, M20 4XB
37 Stephens Road, Manchester, M20 4XA
61 Ashdene Road, Manchester, M20 4RZ
54 Brookleigh Road, Manchester, M20 4RX
59 Ashdene Road, Manchester, M20 4RZ
57 Ashdene Road, Manchester, M20 4RZ
53 Ashdene Road, Manchester, M20 4RZ
39 Stephens Road, Manchester, M20 4XA
33 Stephens Road, Manchester, M20 4XA

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