MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138057/FH/2023
Date registered valid:	11 September 2023
Proposal:	Erection of a part single/part two storey side extension and front porch to form additional living accommodation
Address:	16 Brynton Road, Manchester, M13 0RB
Ward(s):	Rusholme Ward
Applicant:	Mr A Ali
Agent (if any):	Mr Nadeam Khan, NK Architectural
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20/10/2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/09/2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 19 September 2023 Expired: 10 October 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

Proposal relates to a semidetached dwellinghouse on Bryton Road. The property features and existing ground floor rear extension and hardstanding to the front side and rear for off street vehicle parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



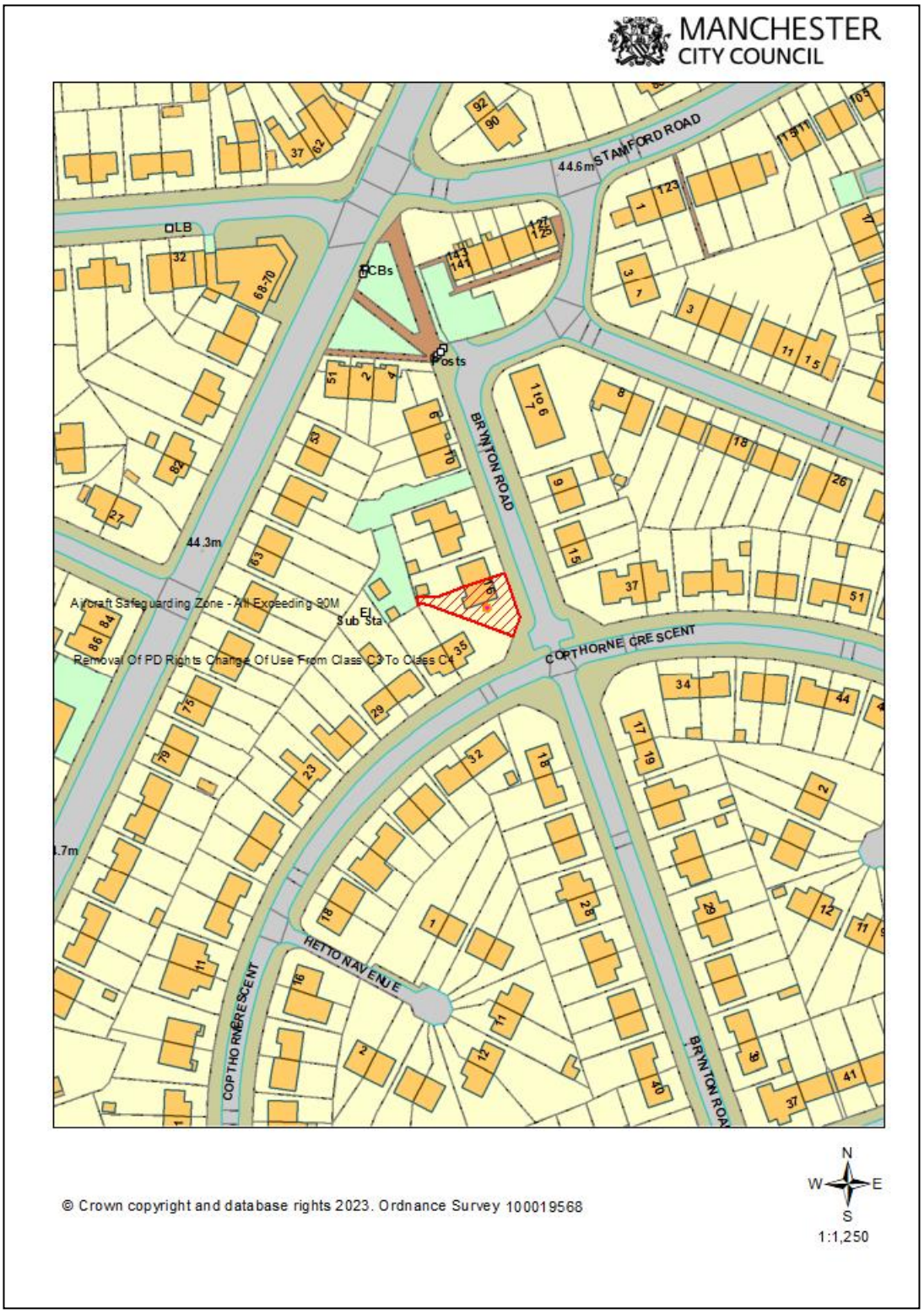
Figure 1. Street Scene



Figure 2. Side elevation

Description of area

The property is located in a predominantly residential part of the Rusholme ward of Manchester.



Description of development

The applicant proposes the erection of a part single/part two storey side extension and front porch to form additional living accommodation.

Ground floor side extension

The proposal adds a ground floor side extension projecting 4400mm from the main side elevation. The proposal runs 5760mm from the front then steps in by 1000mm for another 3500mm, in line with the main rear elevation. The front elevation of the proposed ground floor extension sits 1400mm forward of the main elevation meeting the proposed porch.

First floor side elevation

The proposal adds a first-floor elevation projecting 4400mm from the main side elevation. The proposal runs 5760mm from the front then steps in by 1000mm for another 3500mm, in line with the main rear elevation. The front elevation sits flush with the main front elevation.

Front porch

The proposal adds a front porch projecting 1400mm from the front elevation. The porch spans 3000mm from the side elevation of the property.

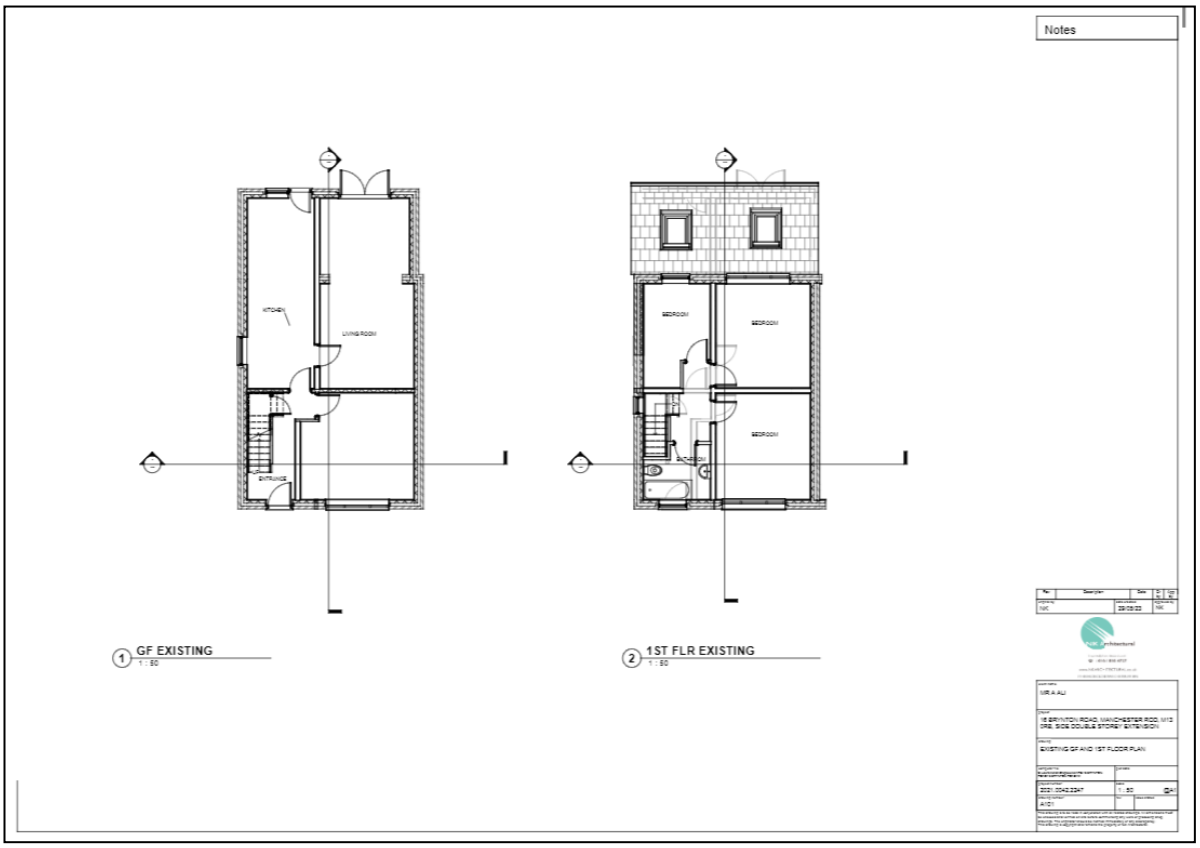


Figure 3. Existing floor plans

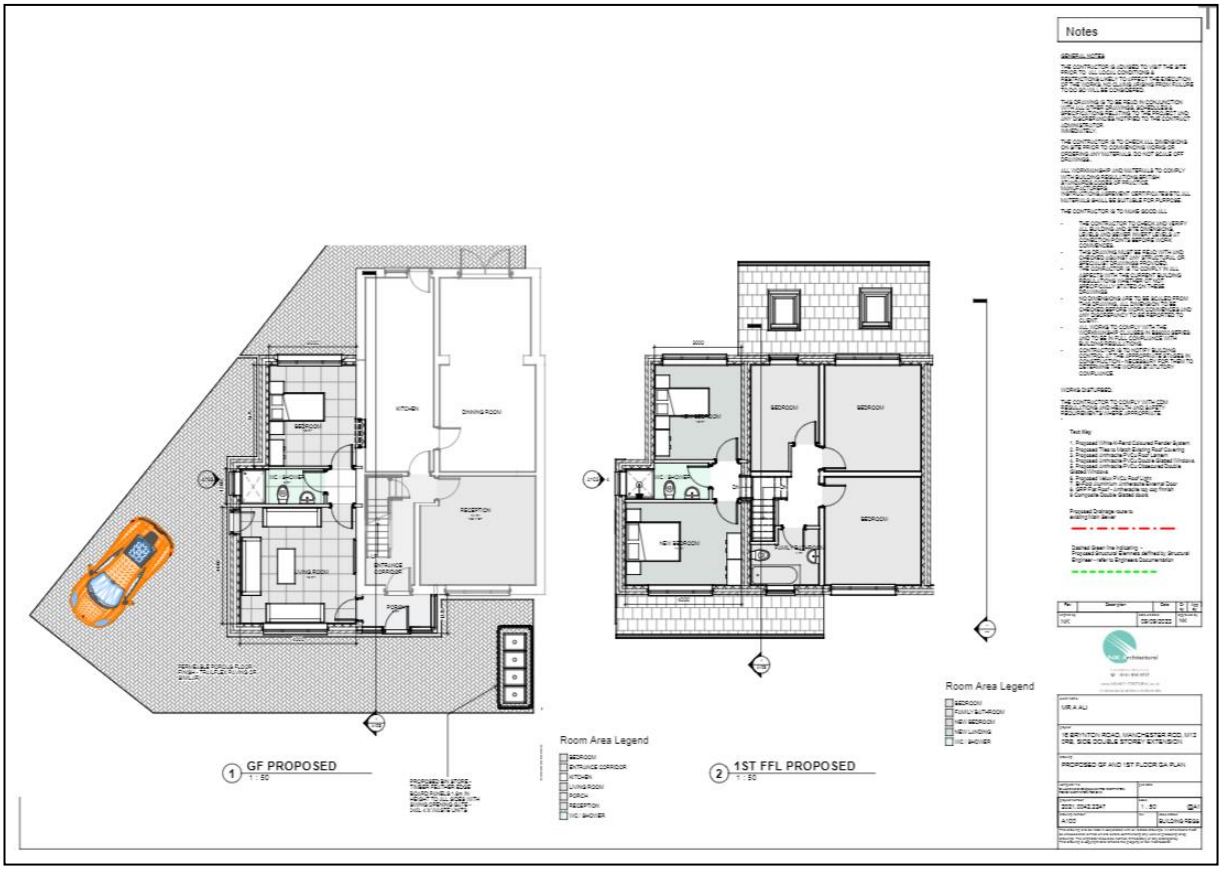


Figure 4. Proposed floor plans

Planning History

137274/FH/2023

Description: Erection of a two-storey side and single storey front extension to form additional living accommodation and demolition of existing rear conservatory

Decision: Withdrawn 02/08/2023

It is of note that the previous withdrawn application is for a similar scheme however there were issues with the drawings.

Consultations & Notification Responses

Consultations

No consultees were consulted on this proposal.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Negotiations

Issues have arisen in the consultation phase.

The first-floor side extension would sit in line with the main front elevation and create a terracing effect and not show the subservience of the extension to the main dwelling. The council asks for a setback to reduce this effect along with hipped roofs to reduce the massing to the development.

Officers and the applicant negotiated a scheme which met this principle.

Updated proposed development.

The updated scheme creates a set back to the extension of 1000m, reduces the roof height and removes the gable end to a hip end.

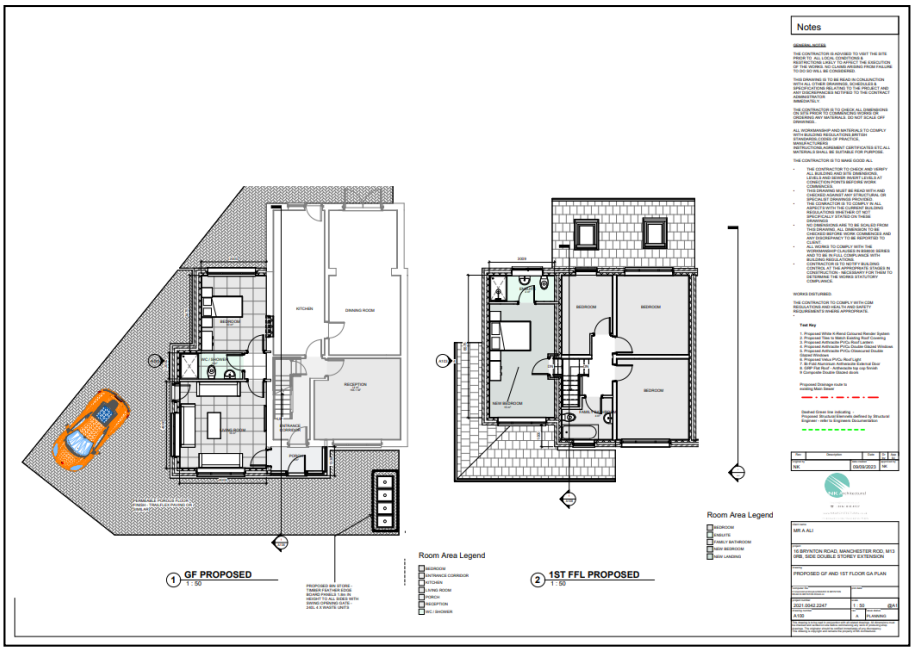


Figure 5. Updated proposed floor plan

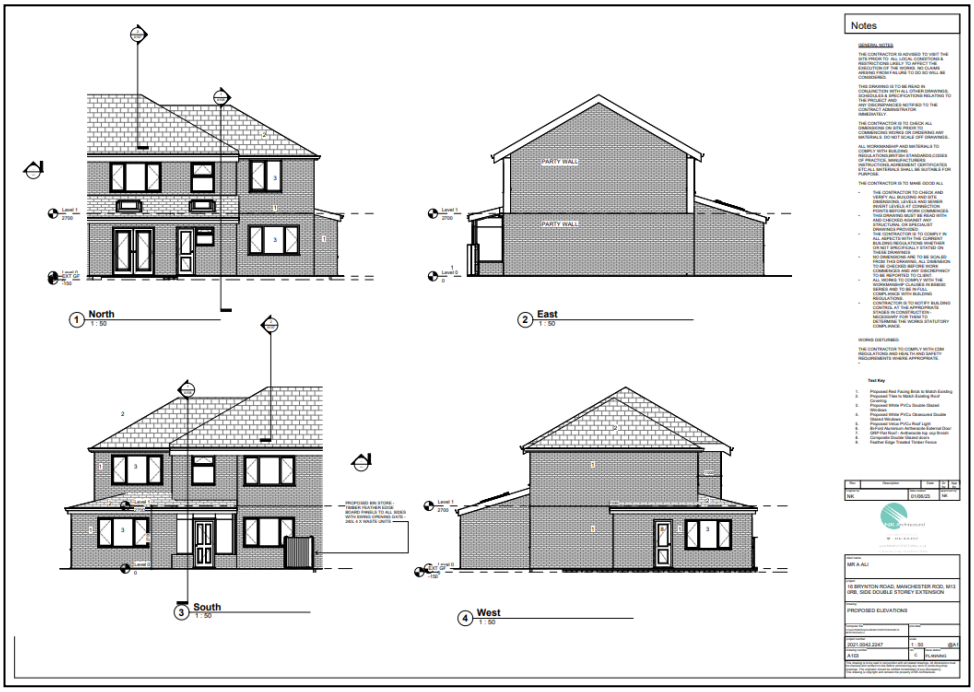


Figure 6. Updated Proposed elevations

Consultations & Notification responses to updated proposed development.

Following the previous consultation and negotiation of a new scheme layout these plans were resubmitted to the same consultees:

Consultations

No consultees were consulted on this proposal.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are

assessed against. The following Core Strategy Policies are considered relevant to this proposal:

  - DM 1 - Development Management
  - SP 1 - Spatial Principles
  - EN 1 - Design Principles and Strategic Character Areas

- Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
  - DC1 - Residential Extensions
- The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

Principle of development

In general, the principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

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

Erection of a part single/part two storey side extension and front porch to form additional living accommodation.

The proposed extension matched the architectural style and features of the existing building including window design.

The proposal uses brick and tile to match the materials of the existing property (as stated in the application form).

The two-storey side extension is sufficiently set back to avoid a terracing effect to the street scene. Combined with the wraparound front porch the effect of terracing is minimised.

The property sits on the end of the row of houses on the corner of Brynton Road and Copthorne Crescent. Due to the layout the proposed development would not sit forward of the rear elevation of properties on Copthorne Crescent reducing any effect of massing on the corner.

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. It is of note the officer negotiated with the applicant to reduce the roof height and to add a hip roof to further reduce massing and increase subservience.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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 character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal is visible from the street scene however it has minimal effect on the character of the street.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

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

The proposal adds windows to the front elevation however the effect on privacy is negligible as there are existing windows to the elevation.

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. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has no effect on road safety and traffic generation.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

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

The proposal does alter the front existing access to the premises but does not create an unnecessary barrier to access and egress.

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

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often

generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

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

It is noted that the proposal removes a some hardstanding at the property however hardstanding to the front maintains off street parking for the property.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

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 does not feature any existing green space.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

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

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

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’.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

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

This proposal sits within the ‘Southern Character Area’.

This proposal is considered to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC1 - Residential Extensions

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

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

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.

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)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. 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. No significant problems have arisen during the consideration of this application.

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 - Proposed 05 Oct 2023 A100 A FLOOR PLAN
b. Drawing - Existing 11 Sep 2023 A101 FLOOR PLAN
c. Drawing - Existing 06 Nov 2023 A102 C ELEVATION
d. Drawing - Proposed 06 Nov 2023 A103 C ELEVATION
e. Drawing - Existing & Proposed 05 Oct 2023 A104 ROOF PLAN
f. Drawing - Location Plan 11 Sep 2023 A105

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 hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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.

Appendix 1 – List of consultees & neighbours notified

14 Brynton Road, Manchester, M13 0RB
33 Copthorne Crescent, Manchester, M13 0RA
37 Copthorne Crescent, Manchester, M13 0QY
17 Brynton Road, Manchester, M13 0GY
18 Brynton Road, Manchester, M13 0GY
15 Brynton Road, Manchester, M13 0RB
13 Brynton Road, Manchester, M13 0RB
35 Copthorne Crescent, Manchester, M13 0RA

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA