

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136491/FH/2023

Date registered valid: 27 March 2023

Proposal: Part retrospective application for a part single, part two storey extension at the side and rear and single storey front extension to provide additional living accommodation

Address: 234 Brantingham Road, Manchester, M21 0QZ

Ward(s): Chorlton Ward

Applicant: Mr Mohammad Tahir

Agent (if any): Mr Hamzah Tahir

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17th May 2023



Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	04.04.2023	
Standard consultations:	Printed: 14 April 2023	Expired: 5 May 2023
Neighbour notifications	Printed: 14 April 2023	Expired: 5 May 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 site is a red brick, 3-bed semi-detached inter-war dwelling situated on the north side of Brantingham Road, west of St. Werburgh's Road in the Chorlton ward. There is an enclosed glazed porch at the front with tiled canopy roof over, whilst the main hipped roof is similarly covered in red interlocking tiles.

The property is block paved over the front garden and at the side is a part built two storey extension. There is a detached concrete garage on the western boundary of the rear garden.



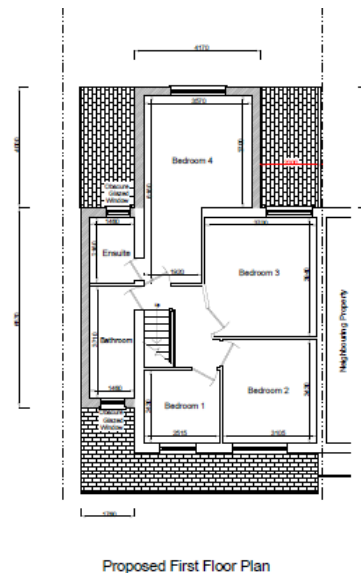
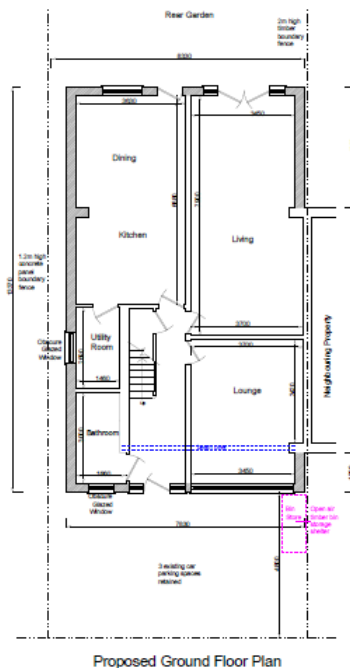
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The site lies within an estate of inter-war housing of a similar typology close to the Chorlton District Centre and to Whalley Range.

Description of development

The applicant is seeking planning permission for the part retrospective application for a part single, part two storey extension at the side and rear and single storey front extension to provide additional living accommodation



Consultations & Notification Responses

Local residents, as per Appendix 1 – one letter of objection has been received in respect of this application, summary of comments as follows:

- Once again we are putting forward our objection to this planning application.
- Upon looking at the plans again, we still do have the same concerns about this extension that we raised previously.
- We object because this extension would overshadow our property causing loss of light and we do have legal rights to light.
- The existing part two storey extension at the side is showing signs of damp in our property from the obstruction to natural light.
- Furthermore, the appearance of this build will be out of character with the existing properties.
- It would be overbearing to us as neighbours.

Flood Risk Management - On the basis we previously did not request any further conditions, and the proposed changes do not alter the submitted Flood Risk Assessment. Our original comments under application no. 132887/FH/2022 would be sufficient.

APPROVE with no condition required. We recommend the following Informative is included in the Decision Notice:

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

History

Previous applications relating to the site as follows:

135783/FH/2022 - Application Withdrawn - 07.03.2023 Erection of single storey front extension to provide additional living accommodation

132887/FH/2022 - Application Approved - 07.04.2022 Erection of a part single, part two storey extension at the side and rear to provide additional living accommodation

131751/FH/2021 - Application Refused - 22.11.2021 Erection of a part single, part two storey side and rear extension to provide additional living accommodation

129548/FH/2021

Application Refused - 20.07.2021 Erection of part single, part two-storey side and rear extensions to provide additional living accommodation

127819/FH/2020 - Application Refused - 22.10.2020 Erection of a two-storey side extension and part single, part two-storey rear extension to provide additional living accommodation

F05601 - Application Refused - 01.12.1976 Formation of room in roof space of dwellinghouse.

Principle

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

The principle of the proposal is acceptable in that the applicant proposes to use the extension for additional living accommodation. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1 are applicable. Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Residential amenity

The applicant proposes a part retrospective application for a part single, part two storey extension at the side and rear and single storey front extension to provide additional living accommodation. During the previous application which was withdrawn **135783/FH/2022**, it was noted during the application assessment that the previous approval to that (**132887/FH/2022**) had not been built in accordance with the approved plans. Following discussions with the applicant/agent, a revised proposal was submitted and is subject of this application. Concerns have been raised by a local resident regarding the proposal being overbearing, out of character, overshadowing and resulting in loss of light.

Ground Floor side and front

The proposed ground floor extension would be set forward of the original front wall of the house by 1.3m extending across the front wall up to the shared boundary with the adjoining semi detached property no. 232 Brantingham Road. The side extension would project rearwards along the side of the property measuring 1.760m in width and retaining a gap measuring 500mm approximately to the shared boundary with 236 Brantingham Road. Projection beyond the rear would be 4.0m extending the rear wall of the property and would wrap around up to the shared boundary with no. 232 Brantingham Road. The roof would be mono pitch. Windows are proposed in the front, side and rear elevation with French doors off the rear.

First Floor

The first floor side would be set back from the principle elevation by 1.5m set down from the original ridge height extending the side of the property and up to the rear wall of the house. The rear first floor would project 4.0m retaining a gap of 2.0m to the shared boundary with no. 232 Brantingham Road. The roof would be hipped to reflect the current style of roof of the property. Windows are proposed on the front and rear elevations, however it is considered that these windows would provide no further overlooking or loss of privacy than already exists within the host dwelling.

In terms of overshadowing, the host dwelling, given the orientation, already affords an element of loss of light, however, given that the proposed extension is set down from the original ridge height, together with a gap to the shared boundary with no. 236, it is not anticipated that there would be any further overshadowing than already exists.

The impression of subservience is achieved by the setback from the front and set down from the original height of the roof together with the gap to the shared boundary. It is considered that the proportions of the extension are acceptable and that the footprint is not considered to create a bulky or disproportionate scale addition to the property. Whilst it is acknowledged that there would be only a 1.5m setback from the front wall at first floor, given the relationship to the shared boundary and the proposed gap of 500mm, it is considered that this would not provide terracing or any loss of amenity within the street scene.

Overall, the extension would be visible from the public highway and therefore would feature within the street scene, however the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension 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 acceptably accommodated at the application property.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Bins

Bins storage is to be located along the shared boundary with no. 232 Brantingham Road within an open air timber storage shelter and therefore accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, 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.

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.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working - 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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

Received on the 27th March 2023 numbered 01 Rev 4 Existing & Proposed Plans and Elevations

Received on the 15th March 2023 Flood Risk Assessment

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Before first occupation the windows in the side elevation on the ground floor facing no. 236 Brantingham 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.

Informatives

1) MCC records highlight that the underground Longford Brook / Nico Ditch is located within close proximity to the site (approximately 35 m from 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.

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

236 Brantingham Road, Chorlton, Manchester, M21 0QZ
267A Brantingham Road, Manchester, M21 0DZ
14 St Werburgh's Road, Manchester, M21 0TN
267B Brantingham Road, Manchester, M21 0DZ
267 Brantingham Road, Manchester, M21 0DZ
12 St Werburgh's Road, Manchester, M21 0TN
236 Brantingham Road, Manchester, M21 0QZ
232 Brantingham Road, Manchester, M21 0QZ
175 Manley Road, Manchester, M21 0GY

Appendix 2 – Planning constraints

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