

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134502/FO/2022

Date registered valid: 8 August 2022

Proposal: Erection of first floor rear extension to form additional living accommodation

Address: 69 Brynorne Road, Manchester, M8 4GW

Ward(s): Crumpsall Ward

Applicant: Mr Marko Mandic, 69 Brynorne Road, Manchester, M8 4GW

Agent (if any): Mr R Anwar, RA Design & Project Management Ltd, Suite 4 The White House, 42-44 Chorley New Road, Bolton, BL1 4AP

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 August 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 August 2022 Expired: 31 August 2022

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 property relates to a two storey, end terraced dwellinghouse, situated at the corner of Brynorne Road and Answell Avenue.



The property incorporates a two-storey side extension, as well as single storey rear extension spanning the full width of the property.

The property includes front and rear garden areas enclosed by timber fence panels. To the front, is a driveway for off road parking.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a predominantly residential area, mainly comprising two storey, post war, terraced dwellinghouses.

Description of development

Planning permission is sought for the erection of first floor rear extension to form additional living accommodation.

The proposed extension sits above the existing single storey element with no increase in rearward projection. The first floor has been set in from the adjoining semi by approximately 2 metres.

The current proposal represents a revised design to that originally submitted. The proposal as originally submitted spanned the full width of the existing single storey extension at first floor level. However, due to the concerns of the Council surrounding over-dominance to the adjoining property, the extension has been set-in by a further metre. Residents have been re-notified of the revised proposal.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received

Planning History

133455/FO/2022

Change of use of dwellinghouse (Class C3) to 6 bedroom house in multiple occupation (Class C4). *Refused 13 May 2022*. Subject to an appeal pending decision – Ref: APP/B4215/W/22/3300081

038872

Two storey side extension to form garage and kitchen with two bedrooms over. *Approved 29 May 1991*.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

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.

In this case, the proposed extension is considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Due to the position of the proposed first floor extension above the existing single storey element, with its limited rearward projection (1.7 metres), coupled with the setting-in of the extension from the adjoining property by approximately 2 metres and the proposed roof design, it is considered that there would be no significant impact in terms of over-dominance, overshadowing and therefore the relationship is acceptable.

No windows are proposed to either of the side elevations and therefore there would be no impact in terms of overlooking. A condition has been included to ensure no further window openings other than those expressly approved by the current proposal.

On balance, it is considered that the impact to residential and visual amenity can be sustained and the proposed extension is compliant with the aforementioned policy and guidance.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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 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.

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.

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

Drawing referenced RAD/2619/22/2/RevB received by the City Council as Local Planning Authority by e-mail on 21 September 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

71 Brynorne Road, Manchester, M8 4GW
4 Answell Avenue, Manchester, M8 4GG
2 Answell Avenue, Manchester, M8 4GG
75 Brynorne Road, Manchester, M8 4GW
73 Brynorne Road, Manchester, M8 4GW

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA