

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133620/FH/2022

**Date registered valid:** 15 June 2022

**Proposal:** Erection of a single storey rear extension and installation of a single storey outbuilding

**Address:** 160 Brantingham Road, Manchester, M21 0TS

**Ward(s):** Chorlton Park Ward

**Applicant:** Miss Sophia Khan 160 Brantingham Road, Manchester, M21 0TS

**Agent (if any):** Mr Tarique Cousins Extend Your Home 7 Hyldavale Avenue, SK8 4DE

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 9<sup>th</sup> August 2022

## **Application details**

|                                         |                                    |                       |
|-----------------------------------------|------------------------------------|-----------------------|
| <b>Type of application:</b>             | Full Householder Application       |                       |
| <b>Development type:</b>                | Householder                        |                       |
| <b>Date of site visit:</b>              | 2 August 2022                      |                       |
| <b>Standard consultations:</b>          | Printed: 20 June 2022              | Expired: 11 July 2022 |
| <b>Neighbour notifications</b>          | Printed: 20 June 2022              | Expired: 11 July 2022 |
| <b>Site notice</b>                      | No site notice has been produced   |                       |
| <b>Press advert</b>                     | No press advert had been published |                       |
| <b>Departure from Development Plan:</b> | No                                 |                       |
| <b>Environmental Statement:</b>         | Not required                       |                       |

## **Description of site/building**

This site relates to a two storey red brick semi-detached residential dwelling house in the Chorlton Park Ward area of Manchester. Bay windows are present on the front elevation with an arched entrance recessed porch. Access is gained along the side with hardstanding front garden and drive and rear garden. A small shed is located to the rear of the garden. The site is bounded by timber fencing with some concrete panel fencing on the shared boundary with the adjoining semi. Half bays are existing on the rear elevation with a small single storey rear outrigger.



|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## **Description of area**

This is primarily a residential area in character

## **Description of development**

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

## **Consultations & Notification Responses**

Local residents/public opinion - No comments, objections or representations in support of the application have been received.

Flood Risk - The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

### **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 EN 19 - Waste Management
- 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.

Issues

### **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.

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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### **History**

Previous planning applications relating to this site as follows:

126348/NMC/2020 -Application Approved - 25.03.2020 Non-material amendment to planning permission 123416/JO/2019 to allow for revisions to the kitchen roof

123416/JO/2019 - Application Approved - 26.06.2019 Variation of Condition 2 attached to planning permission reference 122206/FH/2018 to increase the projection of part of the single storey rear extension by a further 2 metres making 7 metres in total.

122206/FH/2018 - Application Approved - 01.04.2019 Erection of a single storey side and part single part two storey rear extension to form additional living accommodation.

### Residential Amenity

The applicant proposes to erect a single storey rear extension and installation of a single storey outbuilding. The site features an existing single storey rear outrigger.

### Single storey rear

The projection off the rear wall of the property would measure approximately 3.6m extending across the rear up to the shared boundary with the adjoining semi-detached property. The roof would be mono pitch with the inclusion of two roof lights. Bi folding doors would be positioned across the rear elevation leading into the rear garden. No windows are proposed on the side elevations.

It is considered that given the proposal is single storey with a projection of 3.6m which meets with DC1 policy, it is not anticipated that the introduction of a single storey extension in this location would provide a significant impact to the occupiers of properties either side.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

### Outbuilding

The applicant proposes a single storey detached outbuilding which would be located in the rear garden measuring 4m in depth x 8m in length to a total height of 3.0m approximately with a mono pitch sloping roof. Windows and double doors are proposed on the front elevation with a small window on the rear elevation. No windows are proposed on the side elevations.

Overall, there have been no objections to this proposal and in addition, it is considered that the garden can accommodate an extension to the host dwelling and an outbuilding of this size. It is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

### 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. 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 single storey extension to match the existing and the outbuilding to be composite/timber cladding and with a render finish as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

#### Disabled access

Not applicable

#### Bins

Bins storage is not affected by this proposal as there is an adequate space retained to the shared boundary for the movement of refuse bins.

#### Parking

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

#### **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. No significant problems have arisen during the consideration of this 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 development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 27th April 2022 numbered 01 Existing location plan and Proposed Site Plan

Received on 27th April 2022 numbered 03 Proposed Ground Floor Plan

Received on 27th April 2022 numbered 04 Proposed Elevation Side

Received on 27th April 2022 numbered 05 Proposed Rear Elevation

Received on 27th April 2022 numbered 06 Proposed Elevation Side

Received on 27th April 2022 numbered 08 Proposed Plans and Elevations

Reason - To ensure that 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 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.

4) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on the outbuilding have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

## **Informatives**

1) The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set either no lower than existing floor levels of the adjoining building or 300 millimetres (mm) above the estimated flood level

## **Appendix 1 – List of consultees & neighbours notified**

MCC Flood Risk Management

187 Brantingham Road, Manchester, M21 0TT  
185 Brantingham Road, Manchester, M21 0TT  
105 Manley Road, Manchester, M16 8WE  
162 Brantingham Road, Manchester, M21 0TS  
107 Manley Road, Manchester, M16 8WE  
189 Brantingham Road, Manchester, M21 0TT  
158 Brantingham Road, Manchester, M21 0TS

## **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