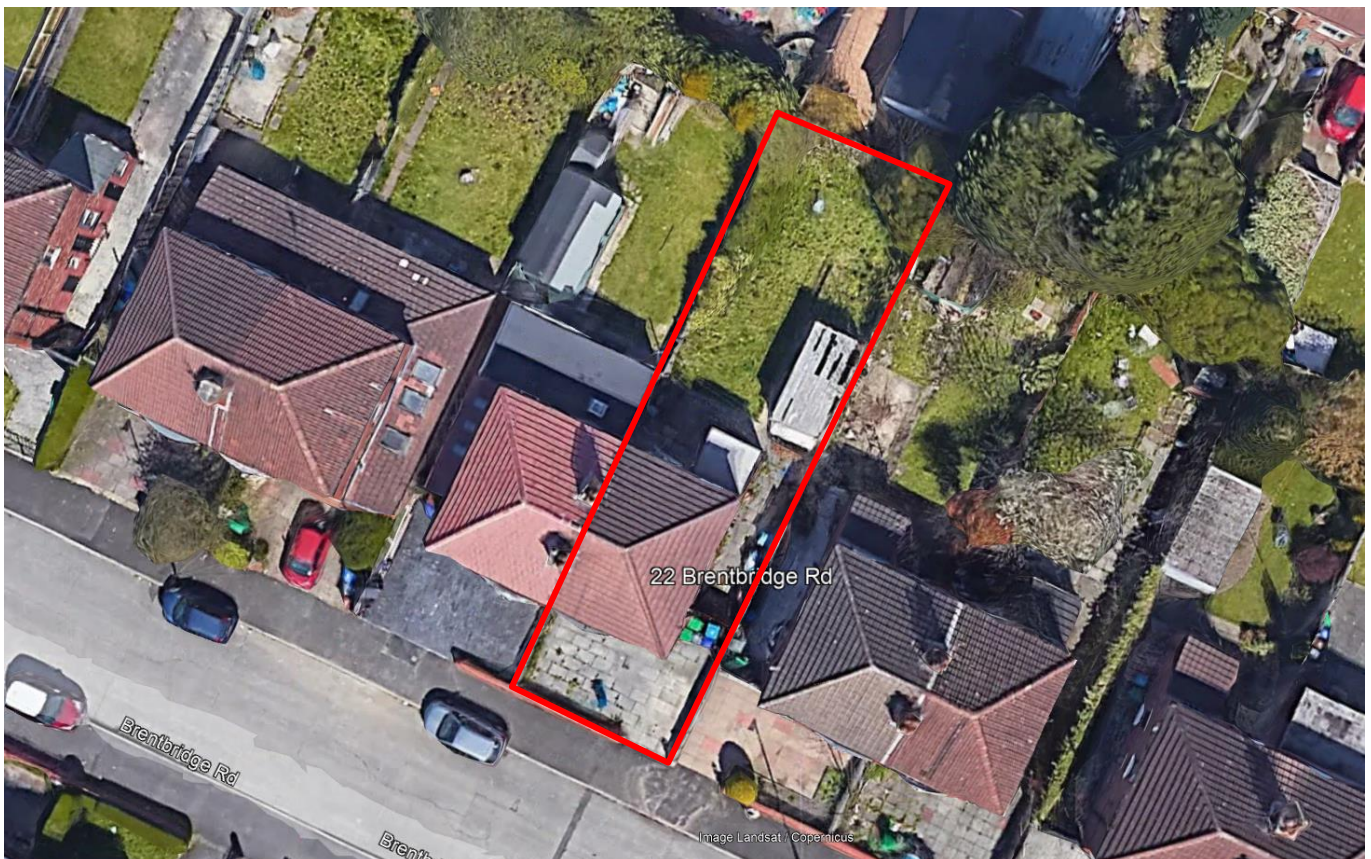


Planning

Growth & Development

Delegated officer report for planning application

Application no. 133886/FH/2022
Date registered valid: 20 July 2022
Proposal: Erection of single storey side and rear extension to provide additional living accommodation
Address: 22 Brentbridge Road, Manchester, M14 6AS
Ward(s): Old Moat Ward
Applicant: Mr Andrew Duffy, 22 Brentbridge Road, Manchester, M14 6AS
Agent (if any): Emma Craig, 11 Sylvan Avenue, Manchester, M16 8AN
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 14 September 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 September 2022

Standard consultations: Printed: 21 July 2022 Expired: 11 August 2022

Neighbour notifications: Printed: 21 July 2022 Expired: 11 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

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 red brick with a hipped roof and bay windows. The property features an original single storey outrigger and the plot includes a paved front garden/driveway, side access and a generous rear garden containing an outbuilding.

Description of area

Brentbridge Road is residential in nature and characterised by similar semi detached family dwellinghouses with gardens. The street lies close to Withington District Centre and Old Moat Park.

Description of development

The applicant is seeking permission to build a single storey side and rear wrap around extension. It was noted during the site visit that construction has already started.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

MCC Flood Risk Management – No objection to the proposal and accepted the submitted flood risk report. Requested a SuDS informative be attached.

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, however select 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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021), in particular:

- Chapter 12 - Achieving well-designed places

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



Issues

Principle – The principle of building a single storey side and rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – It would project 3.6m beyond the rear elevation and 1.79m to the side, leaving a gap of 0.1m to the party wall shared with No.24, and 0.7m to the boundary shared with No.20. It would set back from the principle elevation by 3.53m, with a flat roof height of 3.28m. The proposal accords with the rearward depth set out in saved policy DC1, has a width far less than half that of the original property, would leave adequate gaps to the boundaries and would match that of the adjoining semi No.24 (116961/FO/2017). It is deemed subservient to the host dwelling and appropriately sited and scaled, in accordance with policies DC1 and DM1.

Design, appearance and visual amenity – The extension is to be constructed of red brickwork to match the existing house, along with a grey flat roof, coping stone parapet capping and grey PPC/uPVC windows and doors, which has been conditioned. The side elevation would contain a door and a small obscure window, whilst the rear elevation would feature a set of bi-folding doors and a kitchen window. The parapet would hide 3no rooflights within the flat roof. Due to the single storey nature, small scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The design is standard in

appearance, to be expected of a single storey extension and is considered in-keeping with other local development, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The adjoining property, No.24 (along with Nos' 14, 26 and 28) has a very similar extension of the same scale, hence this neighbour would not be affected. To the other side, No.20 may lose some sunlight to their side/rear at ground floor in the late evening, however this is not deemed significant given the existence of the outbuilding along the boundary and original 2.7m outrigger. The only window proposed for the side elevation is a small obscurely glazed toilet window, hence it is not considered to impact upon neighbouring occupiers' privacy. In addition, no objections were received from local residents in relation to this application and it is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – Parking and refuse arrangements would remain as existing as a gap to the boundary has been retained as well as the tall set of side gates. The proposal broadly complies with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. No objections were received and the works are not thought to significantly harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor the visual amenity of the dwellinghouse and street scene. The proposed works are therefore deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 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

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 drawing numbered '02', stamped as received by the City Council as Local Planning Authority on the 26th May 2022 and the Flood Report, stamped as received by the City Council as Local Planning Authority on the 13th July 2022.

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 stated on the submitted application form and elevational drawings, including brickwork to match the existing dwellinghouse.

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.

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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

55 Victoria Road, Old Moat, Manchester, M14 6BW
21 Brentbridge Road, Manchester, M14 6AU
53 Victoria Road, Old Moat, Manchester, M14 6BW
51 Victoria Road, Old Moat, Manchester, M14 6BW
19 Brentbridge Road, Manchester, M14 6AU
24 Brentbridge Road, Manchester, M14 6AS
20 Brentbridge Road, Manchester, M14 6AS
23 Brentbridge Road, Manchester, M14 6AU

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