

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133373/FO/2022

Date registered valid: 22 April 2022

Proposal: Erection of part two storey, part first floor rear extension to No. 33 and part single, part two storey side extension, hip to gable conversion and part single storey, part two storey rear and installation of dormer

Address: 33-35 Broadhill Road, Manchester, M19 1AQ

Ward(s): Burnage Ward

Applicant: Mrs M Hanif 33-35 Broadhill Road, Manchester, M19 1AQ

Agent (if any): David Ormesher Via Email

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 July 2022 Expired: 4 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: NO

Tree Preservation Order: NO

Description of site/building

The site comprises of two, two storey semi-detached property located on Broadhill Road in the Burnage ward area of Manchester. The property has undergone enlargements in the past. Both properties have single storey extensions. Boundary treatment is a low brick wall to the front with timber fencing to the rear.

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning consent for the erection of part two storey, part first floor rear extension to No. 33 and part single, part two storey side extension, hip to gable conversion and part single storey, part two storey rear and installation of dormer

Site History

123189/FH/2019 35 Broadhill Road. Erection of part single, part two-storey side and rear extensions to form additional living accommodation and detached single-storey outbuilding to rear garden. Approved

101221/FH/2012/S2 35 Broadhill Road. Erection of single-storey side and part single and part two-storey rear extension. Approved.

F05817 35 Broadhill Road. Erection of a porch at front of dwellinghouse with a garage at the side. Approved.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

Unitary Development Plan

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house

d) flat roofed extensions to bungalows

e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character

- Making a positive contribution to the health, safety and wellbeing of residents

- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

National Planning Policy Framework - The NPPF sets out the Government's planning policies and how they are expected to be applied and is a material consideration in determining planning applications. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan and maintains the emphasis on sustainable development.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1.1-1.6 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.

The proposed extension at number 35 Broadhill has been previously approved under planning reference number 123189. However, the current proposal includes the introduction of a rear dormer.

The proposed extension is discussed below.

Design, scale and massing

The proposed side extension would be set back from the front of the property by 1.5 metres at first-floor level, and would be flush with the front porch at ground floor level. There would be no gap to the side boundary of the house. The side extension would project beyond the rear of the original house by approximately 5.5 metres at ground floor level and by 1.5 metres at first-floor level adjacent to no. 33 and by 3 metres at first floor level above the kitchen. The proposed two-storey side extension would be set down from the main roof, and with the set back of 1.5 metres at first-floor level, would read as a subservient addition. It is not considered that the proposal would form an incongruous feature within the street scene. It is also considered that these factors are considered to be sufficient to overcome the potential for a terracing effect.

The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Loss of light/overshadowing

The orientation of the property is south-west facing, therefore, the proposal is due east of no. 33 Broadhill Road, and to the north west of no. 37. However, given the limited rearward projection of the side extension at first-floor level and the rear extension at first floor level it is not considered that the proposal would create a significant loss of light.

The proposed extension at No 33 infills the gap between the existing single storey rear extension and the shared common boundary with the neighbouring property 35 Broadhill Road. The first floor projection terminates on the plane as the proposed first floor extension at no 35. The two storey rear extension does not take built form any closer to the boundary with no 29 Broadhill Road and the roof has been lowered and as a result the extension appears to be subservient to the host dwelling house. The fenestration is such to not cause any concerns regarding overlooking as the windows are on the rear elevation only. Therefore, the extensions at both properties do not give rise to any significant loss of privacy, as there are no windows proposed in the side extension nor are they detrimental to residential amenity/visual amenity.

It is considered that the scale and position of the dormer is such that it would not have an overbearing impact on either of the adjoining properties. The windows in the rear facade would be at high level and as such any overlooking would not be significant. It is considered that as a result of the proposed development there would be no significant impact on residential amenity. Furthermore, a condition has been added to the consent ensuring the materials match the host

building. Precedent has been cited in Chorlton that is not considered to be a material to the consideration of this application, however the presence of a similar consented scheme at the junction of Mauldeth Road (Land at 234) and Bournlea Avenue is material allowed on an enforcement appeal.

Conclusion

It is therefore considered that the proposals are in accordance with City Council saved policies DC1.1, DC1.2, DC1.3, DC1.4 of the Unitary Development Plan and policies DM1, SP1, of the Core Strategy.

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.

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:

1989/19/02 rev B, stamped as received on the 25 July 2022, and 2219/21/102 Rev A and the Site Plan, stamped as received on the 13 April 2022 and the Location Plan, stamped as received on the 28 March 2022.

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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

18 Avonlea Drive, Manchester, M19 1AH
20 Avonlea Drive, Manchester, M19 1AH
42 Broadhill Road, Manchester, M19 1AG
38 Broadhill Road, Manchester, M19 1AG
37 Broadhill Road, Manchester, M19 1AQ
31 Broadhill Road, Manchester, M19 1AQ
34 Broadhill Road, Manchester, M19 1AG
35 Broadhill Road, Manchester, M19 1AQ
36 Broadhill Road, Manchester, M19 1AG
40 Broadhill Road, Manchester, M19 1AG

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH