

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133594/FH/2022

Date registered valid: 5 May 2022

Proposal: Erection of a first floor front extension and side porch

Address: 247 Brooklands Road, Manchester, M23 9HF

Ward(s): Brooklands Ward

Applicant: Mr and Mrs Silk, 247 Brooklands Road, Manchester, M23 9HF

Agent (if any): Mr Andrew Newton, Aran Property Consultants Ltd, Moss House, Moss Lane, Altrincham, WA15 8GZ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 May 2022 Expired: 30 May 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 property that is the subject of this householder application is a 2 storey red/ brown brick individually designed detached dwellinghouse. It is identified as 247 Brooklands Road in the Brooklands ward of the City. It is set well back within the site from Brooklands Road itself and has a raised lawn to the front of the site with a large hard surfaced sweeping driveway leading up to the property frontage. The property has an existing design feature of a single storey apron front projection which accommodates a study, entrance hall and W.C with the front portion being the a garage and store.

The boundary to the frontage is a low stone wall with established high hedge planting as the side boundaries between properties. There are several TPO'd trees located around the site, predominantly in the rear garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential comprising of an eclectic mix of detached properties which are all individual in design style and footprint, but all have the common feature of being set well back from the frontage within the site.

Description of development

The proposal is for a first floor front extension that would sit over part of the single storey ground floor apron projection, resulting in a staggered elevation, together with the addition of a small side porch.

The extension at first floor would provide reconfigured accommodation enabling the study to be relocated to the first floor and the enlargement of a bedroom to create a master bedroom with en-suite. There is no increase in the number of bedrooms. The materials to be used would match those of the existing property and in addition given the direction of the first floor roof

slope, the proposal would incorporate photovoltaic panels. There would be one window at first floor in the side elevation facing the boundary with 249 Brooklands Road which would serve a bedroom, and one in the side elevation facing 245 Brooklands Road, This would be obscurely glazed with a small opening light which would be over 1.7m above floor level. There would be a contemporary angled window in the front elevation, which mirrors the pitch of the roof line.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

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 but certain 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, 2019):

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.

Principle - Extending an existing dwellinghouse in an established residential area to create additional living accommodation is considered acceptable in principle, however, consideration must be given to the proposals siting, scale, design, appearance and impact upon both residential and visual amenity.

Siting, scale and massing - The first floor front extension would only project as far as the start of the garage to the front of the property and is considered to be a modest addition to the property. It is some distance from the common boundaries between numbers 245 and 249 Brooklands Road, taking the property no closer to those properties than the existing position. The scale is sympathetic to the host property and indeed to the neighbouring properties, which whilst all slightly different in design, occupy similar footprints and are 2 storey in nature many of which have had the benefit of additions to them. The different direction of the roof slope adds additional interest to the property.

The proposed first floor extension retains subservience, and with the existing ground floor projecting apron front being retained, is still in the spirit of the original design.

The ground floor porch to the side of the property is again a modest extension and merely encompasses the existing door and window on that elevation providing a weatherproof entrance.

It is considered that the extensions accord with policies DC1, DM1 and SP1 and are considered subservient to the host dwelling and sited and scaled appropriately.

Design and Visual Amenity - The works would utilise materials to match the existing dwellinghouse including bricks, roof tiles, and uPVC windows and doors. A condition to that effect would be attached to any consent granted. The first -floor extension to the front has a dual pitched roof with a gable front, which mirrors the features on the side elevation. There is a

window proposed in the front elevation to the first floor which adds a feature to the property without detracting from the original style of the house. This together with the other windows overlooks the applicants own garden / driveway to the front.

It is considered that as the design is in-keeping with the rest of the property and the proposed materials are to match the appearance of the existing property, the revised proposal is considered acceptable and is not thought to significantly harm the visual amenity of the house nor the character of the area within which it is located, pursuant to policies DC1, DM1 and SP1.

Residential Amenity - The scheme does not increase the massing of the extension when viewed in the context of its proximity to the neighbouring common boundaries. There is one window that faces towards the neighbouring property at 249 Brooklands Road is of such a distance away that it is not considered to have a detrimental impact on their residential amenity nor result in loss of privacy or overlooking. The window proposed in the side elevation facing the common boundary with 245 Brooklands Road serves a bedroom, however it is proposed that this will be obscurely glazed with a small top opening light that would be over 1.7m above floor level. Number 247 Brooklands Road sits on a very generous plot, and there is no reduction in amenity space around the property beyond the footprint of the porch extension. It is therefore considered that there is sufficient amenity space retained for existing and future occupants. It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Trees- Whilst there are several protected trees on the site, with the extension being at first floor and the small porch extension being on the side of the proximity, there are no trees in proximity to the works.

Refuse- The proposal does not affect the existing waste management practice.

Parking- The proposal does not impact the current levels of parking provision within the curtilage of the site. There is a double garage, and space for several vehicles to park off road.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF, no objections to the proposal were received. It is not considered that the proposal causes significant harm to the level of amenity currently enjoyed by neighbouring occupiers nor results in a detrimental impact upon the character of the property itself or the area within which it is located.

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 and in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

Location Plan received 22nd April 2022

6010A- Proposed Site Plan received 22nd April, 2022

2001D- Ground Floor and First Floor Plans received 22nd April 2022

2006A- Proposed Roof Plan received 22nd April 2022

3001E- Proposed Elevations received 21st July 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 materials to be used on the external surfaces of the extensions, dormer and hip to gable alteration hereby permitted shall match those of the existing building in type, size, colour and texture including patching in and mortar as stated on the submitted application form and elevational drawings.

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) 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the window serving the bedroom in the northern elevation 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.

Appendix 1 – List of consultees & neighbours notified

258 Brooklands Road, Manchester, M23 9HD
256 Brooklands Road, Manchester, M23 9HD
249 Brooklands Road, Brooklands, Manchester, M23 9HF
43 New Forest Road, Manchester, M23 9JT
245 Brooklands Road, Brooklands, Manchester, M23 9HF
45 New Forest Road, Manchester, M23 9JT
41 New Forest Road, Manchester, M23 9JT
39 New Forest Road, Manchester, M23 9JT

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