

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133665/FH/2022

Date registered valid: 3 May 2022

Proposal: Erection of a single storey rear extension to form additional living accommodation, and associated ramped access to the front of the house

Address: 12 Bransford Road, Manchester, M11 1DN

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Abdul Khaliq 12 Bransford Road, Manchester, Manchester, M11 1DN

Agent (if any): Mr Tom Adshead AG Architectural Solutions Ltd. 19 Hillbrook Road, Offerton, Stockport, SK1 4JW

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 23 May 2022 Expired: 13 June 2022

Neighbour notifications

Printed: 23 May 2022 Expired: 13 June 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

This application relates to a semi detached house in Clayton and Openshaw ward. The dwellinghouse has front and rear garden areas, with two off street parking spaces in the front garden.

A storage shed is located at the end of the rear garden .

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The dwellinghouse is located within a predominantly residential area.

Description of development

Consent is sought for the erection of a single storey rear extension to the rear of the dwellinghouse to provide bedroom and bathroom accommodation for a disabled occupier, with an associated ramped access to the front of the house(gradient 1:15) , with black coloured handrails.

The proposed extension would project 4.3m from the rear elevation of the house and be 4.2 m in width. The proposed extension would have a hipped roof, which would have a maximum height of 2.4m to eaves level, and an overall height to the ridge of the roof of 3.34m. The extension would be off set from the boundary with no. 14 Bransford Road by 1.7m, and would be set off the boundary with no.10 Bransford Road by 3m.

The proposed extension, would include the provision of a bedroom window in the side elevation overlooking the rear garden and a bathroom window to the rear elevation . The proposed extension would be accessed from within the existing house. A new door would be located on the rear elevation of the existing dwellinghouse.

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – recommend the following informative for the above application:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Issues

Policy

NPPF

The National Planning Policy Framework (NPPF) was published in 2012 and revised in February 2019, and subsequently in July 2021

The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

Manchester Core Strategy

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

Regard should be given to:

Policy SP1 (Spatial Principles) which sets out 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, amongst these include: 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, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered 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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. In terms of accessibility, buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. There should be regard for community safety and crime prevention. Adequacy of internal accommodation and external amenity space, including refuse storage and collection and vehicular access and car parking must be assessed. The effects relating to biodiversity, landscape, archaeological or built heritage, including green infrastructure, open space, both public and private must be given due consideration. In addition, flood risk and drainage, including existing or proposed hazardous installations will be assessed.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies:

Large elements of the UDP have been superseded by the Core Strategy. Saved policies DC1.1, DC1.2, DC1.3, DC1.4 and DC1.5 which relate to determining planning applications for extensions to residential properties are of relevance in the consideration of this application.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods.

The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted application is for the proposed erection of a single storey extension to the rear elevation of the dwellinghouse, with an associated ramped access to the front of the house.

The principle of the proposal is considered to be acceptable in that it would allow the adaptation of the existing house to meet changing residential needs, and is intended to benefit the needs of a disabled user residing at the dwellinghouse that requires bedroom and bathroom facilities at ground floor level in the property. On balance it is considered that the proposal represents a proportionate addition to the existing building to create improved living accommodation. It is therefore considered that the development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Residential Amenity

Approval is sought for the erection of a single storey rear extension in the rear garden which would project 4.3 m from the rear elevation, be 4.2m in width and incorporate a hipped roof with a maximum height of 3.34 m.

The rearward projection, and the reasonably sized rear garden, would mean that at the closest point to the rear boundary, 8.9m of rear garden would be retained between the proposed rear extension and the rear garden boundary. The rear garden is also enclosed by close boarded fencing of varying heights, and this would effectively provide a degree of partial screening of the proposed extension from the surrounding dwellinghouses.

A door would be located in the rear façade of the existing house, with a window in the western elevation of the rear extension to serve the proposed bedroom. This window would be off set from the boundary with no.10 Bransford Road by 3m, and screened from the neighbouring dwellinghouse by high wooden close boarded fencing. The bathroom window in the southern elevation of the proposed extension would face onto the rear garden.

The side elevation to no.14 Bransford Road would be blank and off set from the boundary by 1.7m. It is considered that the siting, height and design of the proposed extension would not give rise to significant adverse impacts to the amenity of the adjoining occupiers, in terms of residential and visual amenity.

On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Height, scale and massing

It is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable.

Siting

The proposed extension would be contained within the existing curtilage of the property. Due to the single storey nature of the proposed extension, together with a hipped roof arrangement, and that it would be off set from the boundaries with the neighbouring dwellinghouses it would be viewed as a subservient feature to the main dwellinghouse. It is considered that the proposed siting of the rear extension would not adversely affect neighbouring houses. It is considered that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Design and appearance

The single storey extension would be partly visible to the properties to rear of the dwellinghouse, but as the rear garden area is partially screened by fencing to all three boundaries, any views would be limited. It is considered that the design and appearance of the proposed extension are acceptable.

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall the proposal has been designed to be in keeping with the design and character of the existing house, and would incorporate matching materials. It would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area, and is considered to be acceptable.

Waste Management

The proposed rear extension would not project beyond the side gable of the existing house, as such existing refuse arrangements would not be affected, and it would be possible for bins to be located to the side and rear of the house.

Car Parking

There are no changes to the existing off street parking arrangements associated with this property.

Ramped Access.

A 1:15 gradient access ramp with associated black coloured handrails is proposed to the front elevation of the property to facilitate improved access arrangements for the disabled occupier. Due to the nature of the scheme and that the dwellinghouse with porch is set back 11.9m from the back of pavement, the proposed ramped would not adversely impact in regard to visual amenity of the adjoining occupiers or lead to the creation of an incongruous feature in the streetscene.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations. In this instance the local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

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:

Plan ref: MAN.F.23.P1 Site Plan as existing; MAN.F.23.P2 Ground Floor Plan as existing; MAN.F.23.P3 Elevations as existing; received on 3rd May 2022;

MAN.F.23.P4A Site plan as proposed ; MAN.F.23.P5A Ground Floor plan as proposed; MAN.F.23.P6A Elevations as proposed received 17th June 2022.

Agent email dated 17th June 2022 confirming black handrail colouration and a 1:15 gradient for the ramped access to the front of the dwellinghouse.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy (2012).

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 plan refs: : MAN.F.23.P5A Ground Floor plan as proposed; MAN.F.23.P6A Elevations as proposed received 17th June 2022.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 Manchester Core Strategy (2012).

5. The proposed handrails shall be black in colouration as stated in the email from agent dated 17th June 2022.

Reason - To ensure that the colouration and the appearance of the handrails are in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of the Manchester Core Strategy (2012).

Informative

1. In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

3 Bendall Street, Manchester, M11 1GE
9 Bransford Road, Manchester, M11 1DN
7 Bransford Road, Manchester, M11 1DN
11 Bransford Road, Manchester, M11 1DN
6 Bransford Road, Manchester, M11 1DN
9 Coddington Avenue, Manchester, M11 1GD
8 Bransford Road, Manchester, M11 1DN
14 Bransford Road, Manchester, M11 1DN
10 Bransford Road, Manchester, M11 1DN
11 Coddington Avenue, Manchester, M11 1GD
7 Coddington Avenue, Manchester, M11 1GD
5 Coddington Avenue, Manchester, M11 1GD

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2