

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133804/FH/2022
Date registered valid: 18 May 2022
Proposal: Erection of single storey side extension, hip to gable roof extension with associated rear dormer to form additional living accommodation.
Address: 31 Brooklawn Drive, Manchester, M20 3GY
Ward(s): Didsbury East Ward
Applicant: Tina Johnston, 31 Brooklawn Drive, Manchester, M20 3GY
Agent (if any): Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 12 July 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20.06.2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 6 June 2022 Expired: 27 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red-brown inter-war semi-detached dwelling situated on the north side of Brooklawn Drive in the Didsbury East ward. There is a single storey wraparound extension which comes part way along the side elevation, and a detached garage forward and to the left on the boundary with No.29.

The property has a hipped red clay interlocking tile roof, paved and planted front garden and block paved driveway forwards of the garage.

Description of area

The site is within a suburban estate comprising a similar housing typology.

Description of development

Erection of single storey side extension, hip to gable roof extension with associated rear dormer to form additional living accommodation.

The proposal provides an enlarged lounge and utility room in the converted and extended garage and a fourth bedroom with en-suite bathroom in the rear dormer. The dormer bedroom has French windows with a glazed Juliet balcony. 3no. rooflights are also proposed to the front elevation.

Consultations & Notification Responses

Neighbour notifications – A total of 6no. neighbouring occupiers were notified of the application; no comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Issues

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Additionally, the allowance for roof additions under Schedule 2, Part 1, Class B of the Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 is taken into consideration for comparison.

Residential Amenity

Garage extension / Conversion

The garage extension and conversion fills in the space between the garage and side elevation of the dwelling and pulls the garage in off the common boundary with No. to leave a 900mm gap. The conversion / extension introduces a gable roof to the front elevation which increases the height over the existing flat roof slightly. Windows are only proposed on the front and rear elevations.

There are no concerns that any of this development will lead to a loss of existing levels of residential amenity.

Hip to Gable / Rear Dormer

The hip to gable alteration has no impact on residential amenity.

The rear dormer introduces an en-suite window which will be obscurely glazed, and a set of French doors with Juliet balcony. The doors will overlook the rear garden as existing first floor bedroom windows do, so there will not be any more obtrusive overlooking than at present following any approval of this element of the proposal.

Visual amenity

Garage Conversion / Extension

The garage conversion and extension represents a modest amount of infill development that will have a positive impact on the character of the dwelling and wider street scene. It is mostly sited on the footprint of the original garage and amends the brick elevations by re-siting the westernmost elevation 900mm off the common boundary with No.29, taking development to tie in with the gable of the original house and at the rear to key into the wraparound.

The proportions of the original garage will not be obviously different, and the front elevation will benefit from the addition a gable roof that will match the profile and materials of the hip to gable conversion. It includes the addition of a front window and rear French doors. The front window will relieve the mass of brickwork and have header and cill lined through to match the siting of the original ground floor window. This, and the matching materials will help tie the extension to the main dwelling without any loss of character to the original dwelling.

Hip to Gable

The hip to gable alteration will be most noticeable within the street scene and will appear unbalanced alongside No.33, the adjoining half of the semi. However, there is sufficient precedent for this to appear consistent with the character of extensions in Brooklawn Drive with Nos. 44, 48 and 54 close to the site all having undergone a hip to gable extension where the other half of the semi is original. It is also proportionate to the extended roof and characteristic, typical of domestic dwelling extensions and is appropriately scaled with the host dwelling. The extended gable elevation will be in bricks and roof tiles to match the existing.

The extended roof gives an additional volume of 19.50m^3 (2.747 metres height x 4.456 metres width x 9.559 metres deep / 6). Light and ventilation are provided mechanically via 3no. proposed rooflights at the front as well as the French doors and en-suite window in the dormer.

Dormer

The dormer has a height of 2.401 metres, is 4.387 metres deep and has a width of 5.749 metres. This gives an additional volume of $60.55\text{m}^3 / 2 = 30.3\text{m}^3$.

It is a standard shed-type design that is no higher than the height of the original roof ridge and is set in 185mm off the party wall, 369mm off the gable and 200mm off the eaves.

The French doors with Juliet balcony and en-suite bathroom window help to relieve the mass of the rear elevation whilst the dormer face and cheeks are proposed to be covered in vertically hung concrete tiles to match the original roof.

Total Volume

The total additional volume is 49.8m^3 , which is within the Permitted Development allowance under Class B of the above regulations. As the materials are also to match the existing, the proposal meets the criteria for Permitted Development which the householder could complete under Class B of the above regulations, which is the applicants' fall-back position should permission be refused.

Parking / Bin Storage

Parking can continue to be taken from the front driveway which is unaffected by the proposal, whilst the 900mm gap to the boundary with No.29 enables bins to be stored at the side or rear which will be of benefit to the appearance of the dwelling in the street scene.

Conclusion

In the context of the existing single storey rear extension and garage extension, the proposal presents a reasonable amount of development on the site.

The application meets the criteria within saved UDP policy DC1 for residential extensions. A condition is appended at the end of this report for the materials to match and for the en-suite window to be obscurely glazed in the interests of residential amenity.

The proposal will have acceptable impacts on residential and visual amenity, parking and bin storage in accordance with saved UDP policy DC1 and Core Strategy policies DM1, SP1 and EN19.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. A total of 6no. neighbouring occupiers were notified of the application; no comments were received, and the application has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 the 18th of May 2022 or as stated:

Application form received on the 7th of June 2022

Location Plan

Existing and Proposed Plans and Elevations Refs: 01, 02, 03, 04, 05 and 06

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: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The second floor en-suite bathroom window in the rear dormer shown on drawings 05 and 06, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

13 Roseland Avenue, Manchester, M20 3QY
52 Brooklawn Drive, Manchester, M20 3GZ
33 Brooklawn Drive, Manchester, M20 3GY
50 Brooklawn Drive, Manchester, M20 3GZ
35 Brooklawn Drive, Manchester, M20 3GY
29 Brooklawn Drive, Manchester, M20 3GY

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) -
Area Team Boundary - Name: SOUTH