

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132133/FH/2021

**Date registered valid:** 4 November 2021

**Proposal:** Erection of a part single/part two rear storey extension, hip to gable roof conversion, installation of rear dormer and single storey front porch extension to form additional living accommodation

**Address:** 80 Old Hall Lane, Manchester, M14 6HN

**Ward(s):** Rusholme Ward

**Applicant:** Mrs S Nahar 80 Old Hall Lane, Manchester, M14 6HN

**Agent (if any):** Mr Stephen Nicholls Richmond Consultants 63 Ellwood Road, Stockport, SK1 4BE

**Case officer:** Robert Tyrer  
Tel: 0161 234 4068  
Email: [robert.tyrer@manchester.gov.uk](mailto:robert.tyrer@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 30.12.2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** Dated photos provided by agent

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 12 November 2021

Expired: 3 December 2021

### **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

## **Description of area**

The application relates to a two storey semi-detached residential property with hipped roof and private amenity space in the form of a large front garden given over to hardstanding for the parking of cars and side and rear amenity space. The house is of red brick with grey roof tiles with the main entrance being to the side of the property. There is a small rear lean to which joins to a similar structure on the neighbouring property.

The area is one predominantly residential in character but the boundary to the Manchester Grammar School is located to the east. The application property is of a similar age and character to the other neighbouring properties on the northern side of Old Hall Lane whilst to the south side are larger semi-detached properties with a variety of hipped and gable ended properties set within their own grounds. The character of these properties is of red brick with elements of render with two storey front bay windows with gable roof above .

## **Description of development**

The application proposals are for the erection of a part single/part two rear storey extension, hip to gable roof conversion, installation of rear dormer and single storey front porch extension to form additional living accommodation. The proposals have been amended since they were first submitted to remove the flat roof to the rear two storey element and replacement with a hipped roof.

The rear extension would project 3 metres from the rear of the property with a maximum height of 3.6 metres for the single storey element closest to the adjoining property with an eaves height of approx. 2.3m. The two storey element would be set off the boundary to the adjoining property by 2.2m would have a width of 4.6m, a maximum height of 6.9 to ridge and 5 metres to eaves a centrally placed window at first floor and ground floor window arrangement. The extension would finish in line with the gable wall to the property. The hip to gable and dormer conversion would provide an additional volume of the dormer and hip to gable conversion would create an additional 30m<sup>3</sup> approx. of roof space which is lower than that allowed under permitted development rights for a semi-detached property of 50m<sup>3</sup>.

The front extension would be single storey have a maximum height of 3 metres and 2.2 m to eaves it is set off slight from the boundary with the neighbouring property and would have a hipped roof on this element. There would be no side facing window towards the adjoining property with a narrow window facing across the side drive towards number 82.

### **Consultations & Notification Responses**

Neighbouring properties were notified of the proposals, no response were received.

### **Policy**

Relevant policy to this application is contained in the NPPF (2021), Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different 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.

Core Strategy policy DM1 indicates 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, 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.
- 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

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.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

## Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
  - c. They are not out of character with the style of development in the area
  - d. They would not result in the loss of off-street parking

## **Issues**

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposals are located to the rear and front of the existing property. The rearward projection of the rear extension (3m) is within the parameters generally accepted under policy DC1 (3.65 metres) and as such it is not considered to have unacceptable impacts on residential amenity in terms of outlook, overshadowing or loss of daylight. The 3 metre two storey projection may give rise to the loss of some daylight in the morning to the rear of 82 Old Hall Lane but given the orientation and sun path this would be for a limited time and is not considered significant. This element is set off the adjoining boundary by 2.2 m approx and together with the existing single storey rear lean to is not considered to have unacceptable impacts on this property, there may be the loss of some daylight to the rear garden later in the evening period but this is not considered significant.

It is noted that the rear gardens of these properties on the northern side of Old Hall Lane overlook side and rear gardens of properties on Westray Road to the north. Whilst the inclusion of the dormer and two storey rear extension in particular would place windows closer to the rear boundary of the property it is considered that the separation distance of approx. 13 metres to the gable wall of number 15 Westray Road would be sufficient to not give rise to unacceptable loss of privacy or overlooking that would warrant refusal of the application. It is noted that there is a large side garden to this property which is currently overlooked by numbers 80 and 78 Old Hall Lane. Given that a dormer of the size proposed could be installed utilising permitted development rights it is not considered that the proposals would give rise to unacceptable impacts in terms of overlooking or loss of privacy to warrant refusal in this case.



View south from the head of the Westray cul de sac with the application property edged red



Aerial view showing the application property and relationship with the side garden and gable wall of 15 Westray Road

Character of the Area – The change in profile to the roof from a hip to gable would be a visible alteration, however, these works could be undertaken independently under permitted development rights and there are a variety of roof styles in the vicinity of the site particularly to the southern side of Old Hall Lane. It is not considered that the introduction of a gable roof finish to this property would give rise to unacceptable impacts that would warrant refusal.

The rear extension and dormer would be visible from the end of Westray Road which has an open end to the cul de sac in the form of front and side gardens. Views would generally be limited to the end of the road which is 27m to the north west. Given these relative distances and the intervening gardens it is not considered that the proposals would give rise to harmful impacts on the character of the area.

The front extension would be visible from Old Hall Lane, the front of the property is approximately 11 metres set back from the pavement edge. It is considered that this element is acceptable given it is single storey and would be finished in materials to match the existing dwellinghouse.

Other matters- The bin storage and car parking requirements for the property are unaffected by the application proposals.

### **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 application has been determined in a positive and proactive manner. Issues were raised with the applicant's agent and amended drawings were provided.

### **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:

Drawing references: 14-21 OHL 100 Rev A, 14-21 OHL 103 Rev A both as received by the City Council as local planning authority on the 27th December 2021

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 development hereby permitted shall be arranged and match those of the existing dwellinghouse in type, size, colour and texture and as set out on the submitted application form.

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.

## **Appendix 1 – List of consultees & neighbours notified**

97 Old Hall Lane, Rusholme, Manchester, M14 6HL  
95 Old Hall Lane, Rusholme, Manchester, M14 6HL  
82 Old Hall Lane, Rusholme, Manchester, M14 6HN  
78 Old Hall Lane, Rusholme, Manchester, M14 6HN  
15 Westray Road, Manchester, M13 0UF

## **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