MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142315/FH/2025
Date registered valid:	5 March 2025
Proposal:	Erection of part single, part two storey side and rear extensions, hip to gable conversion with installation of rear dormer
Address:	44 Errwood Road, Manchester, M19 2QH
Ward(s):	Burnage Ward
Applicant:	Mr A Rashid
Agent (if any):	Mr D King, NK Architectural
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	**07 May 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 March 2025 Expired: 4 April 2025

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 proposal is related to a two-storey semi-detached dwellinghouse on Errwood Road. The property features hardstanding to the front, for off street vehicle parking, and a garden tot the rear with detached outbuilding.

Description of area

The proposes is in a mostly residential part of the Burnage ward of Manchester.

Description of development

Erection of part single, part two storey side and rear extensions, hip to gable conversion with installation of rear dormer.

Ground floor side extension

The ground floor side extension projects 2488mm from the existing side elevation to sit 150mm from the shared boundary and runs 14600mm to meet the rear elevation of the proposed ground floor rear extension. The side extension features new glazing to the front.

First floor side extension

The proposed first floor side extension projects the same 2488mm from the existing side elevation but only runs 8655mm from a 2000mm setback to the principal elevation to meet the existing rear elevation. The proposed first floor side is finished with a gable end roof with glazing to front and rear.

Ground floor rear extension

The ground floor rear extension projects 4000mm from the original rear elevation and spans 9530mm across the rear sloping to 8775mm following the sloping boundary. The single storey part of the ground floor rear extension features a flat roof with glazing to the rear including a door.

First floor rear extension

The first-floor rear extension projects the same 4000mm but spans 3775mm across the rear from in line with the existing side elevation to 3200mm from the boundary. The first-floor rear extension is finished with a hipped roof. And glazing to the rear.

Hip to gable conversion with installation of rear dormer

The proposal coverts the existing hipped roof to a gable roof (with a matching, but lower, gable end side extension). The gable roof allows for a rear roof dormer extension that sits within the main roofline. The dormer is finished in matching tile with glazing to the rear.

PLANNING HISTORY

140405/FH/2024
Description: Erection of a part single part two storey side and part single, part two storey rear extension, hip to gable conversion with installation of rear dormer
Decision: Refused 22/08/2024

It is noted this application was refused due to terracing to the street scene and overbearing impact to the neighbour.

129297/PDE/2021
Description: Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 4m and a height at eaves of 2.5m

Decision: Refused GPD 17/03/2021

It is noted that the notification applicant of the larger home extension received an objection and was assessed by an officer to be harmful to the residential amenity of the neighbour.

024270
Description: Erection of a single storey building in rear garden to form a summer house/playroom

Decision: 26/06/1985

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
2. no representations received in objection from one property with concerns regarding
- Overlooking
- Impact on light
- Overbearing
- Loss of view
- Don’t believe that this scheme differs significantly to the scheme previously refused

Relevant planning concerns will be taken into consideration in the assessment below.

NEGOTIATIONS
Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The plans were required to be updated to show the existing Juliet balcony on the rear first floor French doors.

UPDATED PROPOSED DEVELOPMENT.
The updated scheme updates the plans to show the Juliet balcony.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRITPION OF DEVELOPMENT
Not required as minor clarification to plan.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the first-floor extensions having a lower roof line than the main roofline.

The two-storey side is sufficiently set back from the principal elevation (2000mm at first floor) to prevent a significant terracing effect to the street scene.

The ground floor rear, at 4000mm is just 1000mm beyond permitted development right allowances (the fallback position) and given the flat roof the added massing would be minimal and the effect on No.42 wouldn't be significantly harmful to warrant refusal given the fallback position.

The first-floor rear extension is in line with the existing side elevation and has a considerable setback to the No.42 mitigating the massing, overlooking and loss of light concerns.

It is noted that a hip to gable with roof dormer conversion is likely permitted development and is considered to be acceptable, with the dormer within the main roofline.

Due to its size, position and location in relation to neighbours, with good gaps to the first-floor rear extension and first floor side extension being in line with the existing elevations, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The proposed works are capable of being seen from the street. Given the position of the extension, together with the use of proposed materials, the character of the street would not be unduly affected. As stated above the 2000mm set back to first floor helps negate a terracing effect.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No.40 and No.7 Milwain Street and would not therefore disrupt the areas existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the new rear elevation however given these replace similar windows on this elevation the impact to privacy is minimal. The new window added to the first-floor rear side extension sits in line with the main elevation so the impact to overlooking is minimal and would be no more than the existing windows on the elevation, similarly overlooking offered from the proposed dormer would not offer a further view than from the existing rear windows, or from a scheme for a dormer than could be implemented utilising permitted development rights.

Light

Given the proposal is mostly at ground floor level and is set away from the boundary to first floor extensions (as noted above), the impact to light from the added massing is not sufficient to warrant the refusal of planning permission.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the plans.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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.

CONCLUSION

The proposed development at 44 Errwood Road, involving part single, part two-storey side and rear extensions, hip to gable conversion, and installation of a rear dormer, has been carefully assessed. The design, scale, and materials of the extensions are in keeping with the existing dwelling and the character of the surrounding area. The impact on neighbouring properties in terms of privacy, light, and noise has been deemed not significant enough to warrant refusal. The proposal aligns with relevant planning policies and guidelines, and the minor adjustments made during the consultation phase have addressed initial concerns. This scheme addresses reasons for refusal on a previously submitted application. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 05 Mar 2025 APPLICATION FORM
b. Drawing - Location Plan 05 Mar 2025 THE LOCATION PLAN
c. Drawing - Proposed 26 Mar 2025 A100 REV G GF,1ST AND LOFT FLOOR PLAN
d. Drawing - Existing 05 Mar 2025 A101 GF,1ST AND LOFT FLOOR PLAN
e. Drawing - Proposed 26 Mar 2025 A103 REV G ELEVATIONS
f. Drawing - Existing 05 Mar 2025 A116 ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

42 Errwood Road, Manchester, M19 2QH

46 Errwood Road, Manchester, M19 2QH

50 Errwood Road, Manchester, M19 2QH

11 Milwain Road, Manchester, M19 2PX

40 Errwood Road, Manchester, M19 2PH

48 Errwood Road, Manchester, M19 2QH

9 Milwain Road, Manchester, M19 2PX

7 Milwain Road, Manchester, M19 2PX

5 Milwain Road, Manchester, M19 2PX

3 Milwain Road, Manchester, M19 2PX

1 Milwain Road, Manchester, M19 2PX

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: SOUTH AREA