

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142069/FH/2025

Date registered valid: 4 February 2025

Proposal: Erection of a single storey side and part single, part two storey rear extension together with rear roof dormer, hip to gable roof alterations and rooflights to front roof slope

Address: 8 Marmion Drive, Manchester, M21 9JD

Ward(s): Chorlton Ward

Applicant: Mr Miller

Agent (if any): Mrs Gulsah Malkoc, Gusuu Design and Consultancy Ltd

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31/03/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31/03/2025

Standard consultations:

Printed: 13 February 2025 Expired: 6 March 2025

Neighbour notifications

Printed: 13 February 2025 Expired: 6 March 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

Description of site/building

The application relates to a two-storey semidetached class C3 dwellinghouse on Marmion Drive. The property is built from red brick with clay roof tiles on a hipped roof, with an open gable above the two-storey bay window at the front. To the rear there is an existing single storey outtrigger. Boundary treatment is a mixture of brick, vegetation and wooden fence panels.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Marmion Drive is a residential cul-de-sac within the Chorlton Ward. The area comprises of mostly semidetached family dwellings, with a smaller number of detached and terraced properties nearby. The Chorlton CofE Primary School and Chorlton (plant) nursery are both in the vicinity.

Description of development

The applicant is seeking permission for the erection of a single storey side and part single storey part 2-storey rear extension and rear dormer and associated elevation alterations to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places

Principal

The submitted application is for the erection of part single part two storey side and rear extension, rear roof dormer and associated hip to gable conversion to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed rear extension would project back by 4000mm at ground floor, spanning the width of the house and additional side extension at 7890mm, it would have a flat roof with a maximum height of 2800mm. The first-floor element of the rear extension would project back by 1900mm and span the width of the original house at 6000mm. There would be a gap of 1050mm to the boundary with the adjoining property.

The proposed side extension would project out to the side of the main house by 1900mm, with a setback of 550mm from the front elevation, it would span the length of the house at 11290mm, leaving a gap of 730mm to the boundary with the neighbouring property.

The proposed rear dormer would have a maximum projection of 3430mm, and would span a width of 5795mm, it would be set in from the eaves of the roof by 480mm, 420mm from the party wall, and 100mm from the roof edge. It would be in line with, but not higher than the roof ridge. The hip to gable conversion would have the same roof ridge height as the existing hipped roof and would be in line with the roof at the adjoining property.

Overall, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' additions to the property.

Residential Amenity

The proposed ground floor extension would wrap around the side and rear of the property, leaving gaps of 200mm with the adjoining property and 730mm to the boundary with the neighbouring property, it would make use of a flat green roof with an eave's height of 2800mm. To the side there would be 2no. doors and 1no. obscure glazed window, to the rear there would be a large glazed bifold door, with 1no. skylight in the side extension and 1no. large skylight in the rear portion. At the first floor, the side elevation would feature 1no. obscure glazed window whilst the rear elevation would feature 1no. window. It is not anticipated that the proposed

extensions would lead to issues associated with privacy, overlooking, overshadowing or loss of daylight for any neighbouring residents.

The hip-to-gable roof conversion and rear dormer should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property. Moreover, though the hip-to-gable roof conversion would feature one window along its side elevation, facing No.10, this is considered acceptable given that it would be obscurely glazed. As such, the existing levels of residential amenity would not be significantly affected by these works. The proposed rear dormer should also not compromise the privacy of neighbouring occupiers as its only windows / doors are to be rear-facing and set back from the eaves. As such, they would provide no further degree of overlooking than any existing rear windows at first floor level

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy

Visual Amenity

The proposed side and rear extension would be constructed with a white render finish and a flat green roof, a large bifold glazed opening on the rear elevation, and a large skylight above, with 2no. doors and one obscure glazed window on the side elevation and another roof light. The first-floor extension would be finished in brickwork to match the existing house and have 1no. obscure glazed window on the side elevation and 1no. window on the rear elevation. The only part of the extension visible from the highway would be the front elevation of the extension, which would be set back from the front of the property by 550mm and feature 1no. window, with a projection of only 1900mm, it should have a minimal impact upon the visual amenity of the area.

The rear dormer would make use of red brickwork cladding to match the existing house. There is a precedent for rear dormers already existing in this locality (3, 4, 5, Marmion Drive, 38, 40, 50, 67 Vicars Road). In addition to this, the dormer is to be sited at the rear of the property and, as such, would not be visible from the street scene and would have no significant effect on the overall character of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Waste Storage

A bin store would be located within the rear garden, with access to the side of the property being maintained.

Conclusion

Given the above issues, it is considered that the proposed single storey side, part single, part two storey rear extension and roof dormer with associated hip to gable conversion is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 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, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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. Drawing – Location Plan – 04 February 2025
- b. Drawing – Proposed Elevations – 04 February 2025 – Drawing no. 04
- c. Drawing – Proposed Plans – 04 February 2025 – Drawing no. 03

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing

Before first occupation the windows in the first floor and second floor side elevation, as shown on drawing referenced: '04' received 09 April 2025 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

Environmental Health
Highway Services

10 Marmion Drive, Manchester, M21 9JD
18A Vicars Road, Manchester, M21 9GY
6 Marmion Drive, Manchester, M21 9JD
16 Marmion Drive, Manchester, M21 9JD
12 Marmion Drive, Manchester, M21 9JD
11 Marmion Drive, Manchester, M21 9JD
9 Marmion Drive, Manchester, M21 9JD
7 Marmion Drive, Manchester, M21 9JD
5 Marmion Drive, Manchester, M21 9JD
14 Marmion Drive, Manchester, M21 9JD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA