

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142264/FH/2025
Date registered valid: 26 February 2025
Proposal: Erection of two storey side and rear with hip to gable conversion and installation of rear dormer following demolition of detached garage
Address: 14 Grange Drive, Manchester, M9 7AL
Ward(s): Charlestown Ward

Applicant: Bradley
Agent (if any): Mr Sam Golding, Gold Sketch Studios Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 17 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 March 2025 Expired: 26 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to an end-terraced C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features brown uPVC windows, a modest front garden bordered by mid-level hedging, a single storey rear extension, a detached outbuilding to the side, and a modest rear yard / garden bordered by mid-level hedging and timber fencing.







Description of area

Grange Drive is a residential street situated within the Charlestown ward of Manchester, close to Charlestown Park, Boggart Hole Clough, and Manchester Outer Ring Road (M60). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a two storey side and rear extension together with the installation of a rear dormer following the demolition of the detached garage.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

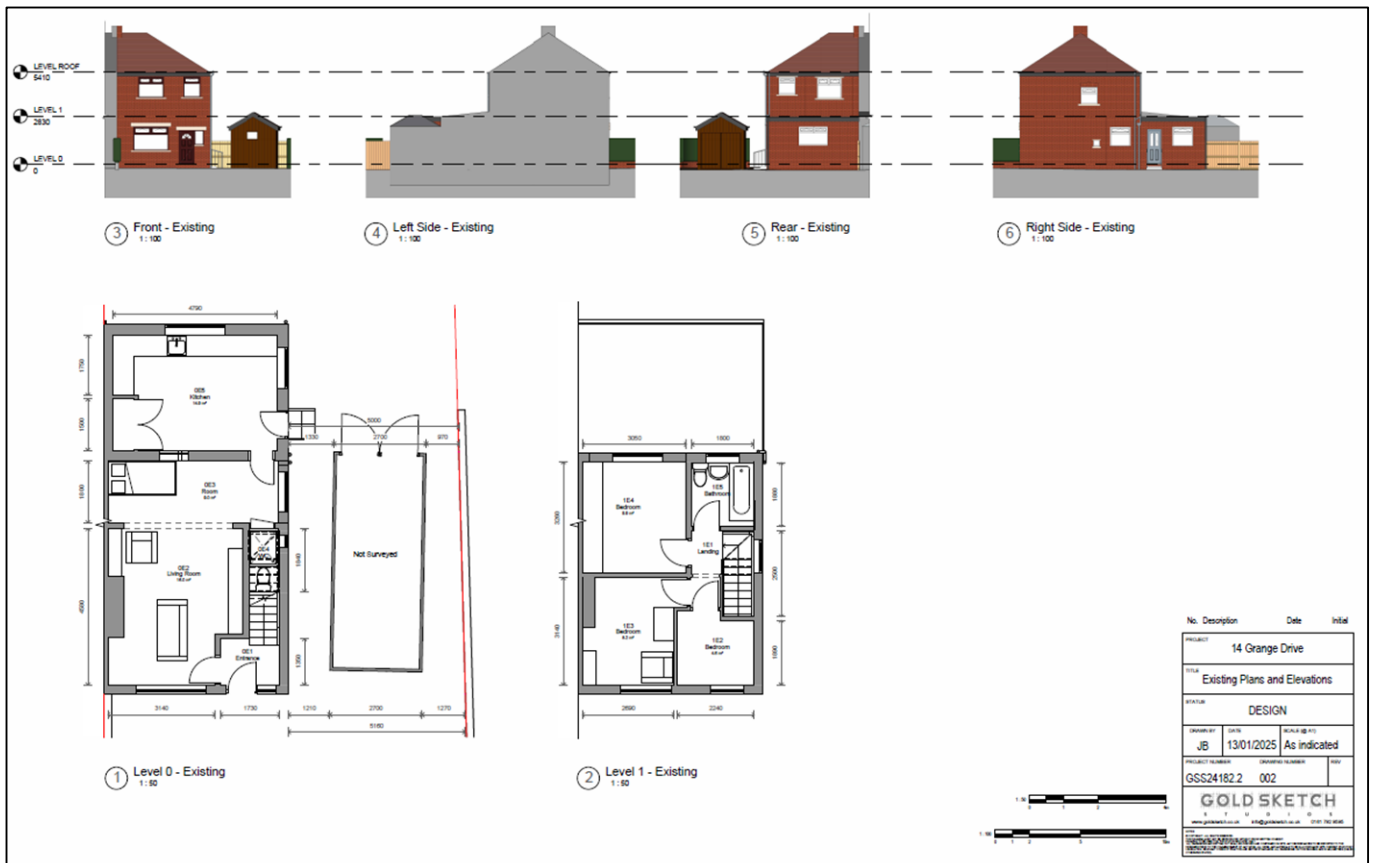
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted existing and proposed site plan



Submitted existing plans and elevations



Submitted proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester 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 Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the first-floor element of the side extension would have an unduly harmful impact upon the visual amenity of the area on account of it projecting beyond the clearly established building lines of Lea Drive, eroding the spacious character of this entrance into Lea Drive, as well as its lack of visual subservience to the host dwellinghouse. The first-floor element of the rear extension would have an unduly harmful impact upon neighbouring occupiers, in terms of introducing an overbearing feature and causing issues associated with overshadowing, a loss of light, and a loss of outlook, and is considered to feature an inappropriate rear roof form, which would be out-of-keeping with the character of the surrounding area, causing further harm to its visual amenity. The rear dormer extension would represent an overdevelopment of the property's roof space on account of its inappropriate siting on the roof of the proposed side extension.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, facing north and east, replacing the existing detached garage.

At ground-floor level, it would project approximately 4m rearwards from the host dwellinghouse, with a length/depth of 8.049m to the side, a sideward projection of 4m, and an overall width of 9.415m. To the front, it would feature a pitched roof height of 3.686m with an eaves height of 3.082m, whilst to the rear it would feature a flat roof height of 3.36m. The extension would be sited along the boundary shared with No.16 Grange Drive, would maintain a gap of 0.958m to the eastern boundary, and would maintain a gap of 5.798m to the boundary shared with No.1 Lea Drive. At first-floor level, it would project approximately 2.983m rearwards from the host dwellinghouse adjacent to the western boundary shared with No.16 Grange Drive and 1m rearwards from the host dwellinghouse along the eastern edge of the dwellinghouse. The side element of the extension would feature a length/depth of 7m (setback 1m from the front of the property) with a sideward projection of 4m, and an overall width of 9.415m. To the side, the

extension would feature a dual pitch roof height of 7.989m (to match the existing dwellinghouse), with an eaves height of 6.038m to the front (set 1.159m above the existing). To the rear, the extension would feature a part-flat roof measuring to 5.699m in height and a part-dual pitch roof measuring to 6.681m in height with an eaves height of 5.296m to match the existing dwellinghouse. The extension would be sited along the boundary shared with No.16 Grange Drive.

The dormer extension would be sited on the rear roof slope of the host dwellinghouse and side extension, facing north. It would be set at the same level as the existing ridge and 0.194m above the eaves, measuring to 3.332m in length/depth, 9.12m in width, and 2.163m in height. A gap of 0.116m would be maintained to the adjoining property and a gap of 0.155m would be maintained to the gable end of the extension.

Overall, the siting, scale and massing of the proposal is considered to be unacceptable on account of the unduly harmful impact the extensions would have upon the street scene, visual amenity of the surrounding area, appearance and character of the host dwellinghouse and residential amenity of neighbouring occupiers. It is considered that the first-floor element of the side extension would project significantly beyond the clearly established building lines of Lea Drive, eroding the spacious character of this entrance into the street and forming a visually incongruous feature, causing substantial visual harm to the area. This view is further maintained as there is no relevant precedent for two-storey side extensions on corner plots within this locale as the example present at No.41 Grange Park Road was approved in 1992 under 041723 and, as such, predates current Council policy, whilst the example present at No.12 Grange Drive does not benefit from planning permission. Further to this, the side and rear extension is also considered to represent an 'excessively large and bulky' addition to the property, which would fail to read subserviently to the host dwellinghouse as a result of its significant sideward projection and lack of a reduced ridge height. In addition to this, the excessive mass and bulk of the rear dormer extension (which would project onto the roof slope of the side extension as well as the host dwellinghouse) would further contribute to the proposal failing to read as a visually subservient addition to the property, representing an overdevelopment of the property's roof space.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Appearance and visual amenity – the submitted application form indicates that the proposal would be built of materials to match the existing dwellinghouse, including brickwork, roof tiles, and windows.

The submitted plans indicate that at ground floor level, the side and rear extension would feature 1no.window to the front, blank side elevations, and 3no.windows and 1no.inward-opening door to the rear. At first-floor level, the submitted plans indicate that the side and rear extension would feature 1no. window to the front, 1no. window in the eastern side elevation facing onto Lea Drive, and 2no. windows to the rear. The side extension would also feature 2no. skylights to its front-facing slope, with a further 3no. skylights installed on the front-facing roof of the host dwellinghouse.

The submitted plans indicate that the rear dormer extension would feature blank side elevations, 3no. windows to the rear and a flat roof.

Whilst there are elements of the proposal's design which are considered acceptable, such as its use of matching materials, arguably the unacceptable features of its design override this, thus warranting the refusal of this application. The part-flat and part-dual pitch roof form proposed at

first-floor level to the rear of the extension is considered to be an inappropriate design choice as it would not be subservient to the appearance of the existing dwellinghouse, nor would it be in-keeping with the character and appearance of properties in the surrounding area, which predominantly features hipped roof forms. Moreover, whilst it is acknowledged that No.1 Lea Drive features a two-storey side and rear extension with a dual pitch roof form, it should be noted that this example was approved in 2003 under 069642/FH/2003/N1 and, as such, predates current Council policy and cannot be used to justify a precedent for roof forms of this type in this area. Further to this, the proposal would cause further harm as a result of its overt lack of visual subservience to the host dwellinghouse. Sited on a corner plot, the proposal would be highly visible within the street scene and public realm, meaning the degree of visual harm caused as a result of the works would be immediately perceptible. It should also be noted that the scale of the development proposed would be out-of-character with the nearby residential properties, resulting in the proposal forming a visually incongruous and obtrusive feature, which would not be sympathetic to the host dwellinghouse or its surrounding area.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – due to the excessive mass and bulk of the side and rear extension in combination with its inappropriate siting and proximity to the plot's shared boundaries, it is considered that the proposal would give rise to unduly harmful impacts upon residential amenity, in terms of limiting the visual outlook, impacting the levels of light, and introducing an overbearing feature for those occupying No.16 Grange Drive, causing substantial harm to their first-floor rear-facing window, which is the only window to serve one of its bedrooms.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Due to the rear dormer's siting on the roof of the property, it is understood that issues associated with overshadowing, loss of light, and loss of outlook would be limited. Its only windows would be rear-facing and setback from the eaves and, as such, would provide no further degree of overlooking than any existing windows at first floor level with a minimal impact upon the levels of privacy currently experienced.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and inappropriate design choices which would have an unduly harmful impact upon the visual and residential amenity of neighbouring occupiers as well as the overall character and appearance of the host dwellinghouse and surrounding street scene.

The agent of the application was notified of the above concerns and indicated that the proposal was required to provide improved and enlarged living accommodation for a disabled resident. The agent of the application also highlighted that surrounding neighbours were supportive of the proposal.

Whilst it is acknowledged that saved policy DC1 of the Unitary Development Plan for the City of Manchester highlights that the City Council will consider exemptions to development plan policies in the case of applications from disabled people who may require particular adaptations

to their homes, in this instance, it is considered that the substantial degree of harm caused by the proposed extensions would not be outweighed by the benefits of the scheme. Moreover, whilst it is noted that surrounding neighbours may be generally supportive of the proposal, the City Council must seek to protect the amenity and living conditions of current and future neighbouring occupiers and, as such, the proposal cannot be supported in its current state.

Alternative schemes were suggested to the agent of the application, however the agent indicated that these would not meet the needs of the disabled resident and their family. Due to this, an appropriate solution has not been reached. The proposal therefore cannot be supported by the City Council.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The rear dormer extension, by reason of its inappropriate siting on the rear roof slope of the proposed side and rear extension would be considered an overdevelopment of the property's roof space. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

2) The proposal, by reason of its siting, scale, and massing, and inappropriate design choices, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

3) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building lines of Lea Drive, affecting the spacious character and views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

4) The proposal by reason of its proximity to the plot's shared boundaries, together with its excessive scale, massing and bulk, would have a detrimental effect upon the residential amenity of those occupying the neighbouring property of No.16 Grange Drive, in terms of overshadowing, loss of light, and loss of outlook as well as the introduction of an overbearing presence into the area. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC1 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

9 Grange Drive, Manchester, M9 7AJ
20 Grange Drive, Manchester, M9 7AL
1 Lea Drive, Manchester, M9 7AR
18 Grange Drive, Manchester, M9 7AL
16 Grange Drive, Manchester, M9 7AL
12 Grange Drive, Manchester, M9 7AL
21 Grange Drive, Manchester, M9 7AJ
19 Grange Drive, Manchester, M9 7AJ
17 Grange Drive, Manchester, M9 7AJ
15 Grange Drive, Manchester, M9 7AJ
13 Grange Drive, Manchester, M9 7AJ
11 Grange Drive, Manchester, M9 7AJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA