MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142722/FH/2025
Date registered valid:	15 April 2025
Proposal:	Conversion of rear flat roof to single storey rear extension to pitched roof with rooflight windows
Address:	8 Ruabon Road, Manchester, M20 5LW
Ward(s):	Didsbury East Ward
Applicant:	Mr Kenneth Goodwin
Agent (if any):	Mr Adam Grace, Grace Architecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03/06/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 May 2025 Expired: 23 May 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 Ruabon Road. The property is finished in brick and render with orange roof tiles on a part hipped/part gable roof. The property has been extended previously with a two-storey side and a single storey rear addition, there is hardstanding to the front for parking and a mid-size garden to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Ruabon Road is a residential street in Didsbury, consisting of large semidetached family dwellings. The site is in close proximity to Didsbury district centre, Didsbury Park, Metrolink services at Didsbury Village and East Didsbury and bus services on Palatine Road

Description of development
The applicant is seeking permission for the conversion of an existing single storey flat roof to pitched with roof lights.

Consultations & Notification Responses
Neighbours, 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 2024)
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.

Principle
The submitted application is for the replacement of an existing flat roof with a pitched roof with rooflights on an existing single storey rear extension. This is considered to be acceptable in principle as many people prefer to alter their 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 roof would be single pitched, sloping down from the rear wall of the main house, it would have a maximum height of 3685mm, and an eaves height of 2700mm, it would span the entire single storey rear extension with no additional overhangs or canopies. The existing flat

roof is 2700mm, therefore there will be an increase in height of just under a meter when measured from the rear wall.

The proposed development increases the massing by a very minor amount and does not include any additional projections to the rear or sides of the roof. The development is considered to be subservient to the host dwellinghouse in terms of its dimensions, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposal is to remove the existing black bitumen flat roof and replacement with a pitched roof with concrete roof tiles and timber framed skylight windows. The scale and style of the roof would not appear incongruous with the existing dwellinghouse and will be in keeping with the style of several rear extension in this local. Given the positioning of the roof on the rear elevation, it would not be visible from the public highway and would have no impact on the street scene.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential Amenity
The proposed roof will be in the same position as the existing flat roof and will add around 1m in height at its maximum, but as it is pitched the eaves height will remain the same height as the existing. The roof will have no impact on the neighbour to the east (no.10 Ruabon Rd) as the proposed roof will not project out beyond the existing two-storey rear extension here. The impact on the adjoining neighbour is expected to be minimal given the directly south facing garden the properties benefit from.

Four skylight windows are proposed in the roof slope, it is not anticipated these would give rise to any privacy or overlooking concerns. The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Conclusion
Given the above issues, it is considered that the proposed changes to the existing roof are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential 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 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.

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 – 15 April 2025.
b. Drawing – Proposed Plans and Elevations – 06 June 2025 – No.050-05a.
c. Drawing – Proposed Site Plan – 15 April 2025 – no.050-03.

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 both the application form and plans referenced 050-05a 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.

Appendix 1 – List of consultees & neighbours notified

6 Ruabon Road, Manchester, M20 5LW
12 Ruabon Road, Manchester, M20 5LW
9 Welton Avenue, Manchester, M20 5LA
27 Wingate Drive, Manchester, M20 2RT
23 Wingate Drive, Manchester, M20 2RT
1 Ruabon Road, Manchester, M20 5LB
11 Welton Avenue, Manchester, M20 5LA
4 Ruabon Road, Manchester, M20 5LW
10 Ruabon Road, Manchester, M20 5LW
25 Wingate Drive, Manchester, M20 2RT
3 Ruabon Road, Manchester, M20 5LB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA