

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142611/JO/2025

Date registered valid: 2 April 2025

Proposal: Application to vary conditions 3 (materials) and 4 (fenestration) attached to planning permission 138966/FH/2024 to allow changes to the proposed materials and design of the extension

Address: 59 Broadhill Road, Manchester, M19 1AR

Ward(s): Burnage Ward

Applicant: Mrs Fareeha Ahmad

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 May 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 31st March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 April 2025 Expired: 10 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 property that is the subject of this householder application is a two- storey brick built semi-detached house. It is identified as 59 Broadhill Road. It has gardens to the front and rear with a free- standing garage that is accessed from an open plan shared driveway. There is an existing single storey extension which stretches the full width of the property to the rear. At the time of the visit the works as approved under planning reference 138966 were almost completed, together with the single storey rear extension as approved under reference 142091.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is in a predominantly residential area, comprising of single family dwellinghouses of the same age and design as the host property, many of which have had the benefit of the same / similar extensions as proposed for 59 Broadhill Road. The property is located on a sustainable public transport network and is in reach of local services.

Description of development

The property has previously had the benefit of planning permission for the change in roof from a hip to gable, together with a rear dormer extension and an extension to the first floor over part of the existing ground floor extension reference: 138966 approved 26.03.24 followed by an additional single storey rear extension reference 142091 approved 02.05.24.

The current variation of condition is requesting consent to vary the originally approved red hung tile for the exterior of the dormer to that of a grey Upvc barge board cladding. It also proposes the reduction of the windows in the rear elevation of the rear roof dormer.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- 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 an undue loss of sunlight, daylight or privacy
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The National Planning Policy Framework

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",

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.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that 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

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that 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 and 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.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Places for Everyone Greater Manchester Joint Development Plan (March 2024) - Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

ISSUES

Principle

The principle of varying a material and amending an elevation to a previously approved planning permission to a residential property may be considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity, and upon the character of the area.

Residential Amenity

The submitted application is for the variation of the external materials to the previously approved dormer and the reduction of the window sizes in the rear elevation of the rear roof dormer. The dimensions and design of the rear dormer are the same as previously approved, and therefore it is not considered that the proposal would have a detrimental impact upon the

occupants of number 59 Broadhill Road or that of the neighbouring properties. The window within the first- floor rear elevation has been reduced marginally in size, and as the larger window previously approved was considered not to give rise to residential disamenity, it follows that neither does the window proposed. The window would still only overlook the applicants rear garden. There is no additional fenestration introduced into the first floor through this variation of the specified plans condition.

The proposal would, post development, retain a good- sized amount of usable amenity space for the occupants of number 59 Broadhill Road.

Materials

The materials previously approved were a traditional palette and matching those forming the existing property. A condition was attached to the previous planning consent to ensure that the approved materials were used in the proposed development. At the time of the original planning application grey cladding was proposed in conjunction with the dormer roof extension and this was highlighted to the applicant as being inappropriate in the context of the colouration and the roof material within the existing house. Revised plans were subsequently submitted accepting the materials for the exterior of the dormer as hung tiles. However, when officers visited the site in connection with a subsequent application for a single storey rear extension it was apparent that the grey cladding had been used to form the rear roof dormer rather than the hung tile as agreed. Having now viewed the dormer in situ, whilst the originally approved materials are the preferred option, given that for the most part the rear elevation is broken up by the windows, with the grey cladding only particularly visible on the flanks , it is considered on balance that the materials as implemented would not be so significantly detrimental to visual amenity as to warrant refusal.

Visual Amenity

Whilst it is acknowledged that proposed changes are not in line with the approved materials, given that the dormer is on the rear elevation and only readily viewed from across private rear gardens, it is not considered that the proposed change would have a significantly detrimental impact upon the property itself, the neighbouring properties, or the character of the area within which it is located when viewed within the context of number 59 and 61 Broadhill Road.

Design and Siting

The design and siting of the proposed dormer remains the same, and is acceptable, the substitution of materials in this instance are considered on balance to be acceptable.

Bin Storage

The proposed variation has no implications for bin storage.

Parking

The proposal has no implications for in curtilage parking.

Conclusion

Overall the proposed changes to the materials used are not as favoured as the originally approved materials, however taking an on balanced view they are not considered to be so injurious as to merit a refusal of the variation of conditions application.

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

The proposal was assessed against the policies within the Manchester Core Strategy Development Plan Document and the guidance contained within the National Planning Policy Framework. 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. The applicant was advised that the materials previously approved represented the preferred solution, but wishes the application to be determined on the basis of the materials forming the partly implemented roof dormer.

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:

Proposed rear elevation received 2nd April 2025

Proposed side elevation received 2nd April 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The materials to be used on the external surfaces of the rear dormer extension hereby permitted shall match those as stated on the Application Form in type, size, colour and texture.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension and in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

South Learning Centre, 60 Broadhill Road, Manchester, M19 1AG
11A Hyde Fold Close, Manchester, M19 1EB
61 Broadhill Road, Manchester, M19 1AR
57 Broadhill Road, Manchester, M19 1AR

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA