MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142496/FH/2025
Date registered valid:	7 April 2025
Proposal:	Erection of a single storey rear extension , hip to gable roof conversion, and rear roof dormer.
Address:	130 Errwood Road, Manchester, M19 1HS
Ward(s):	Burnage Ward
Applicant:	Mr Samuel Padley
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21st May 2025**



Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 13 May 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 14 April 2025 Expired: 8 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 site/building relates to a two storey end semi detached property on the junction of Errwood Road and Arbor Avenue in the Burnage ward area of Manchester. The property is situated at an angle to no. 71 Arbor Avenue and lies within a triangular plot. There is a front, side and rear garden with access along the side. The property features an existing rear conservatory.



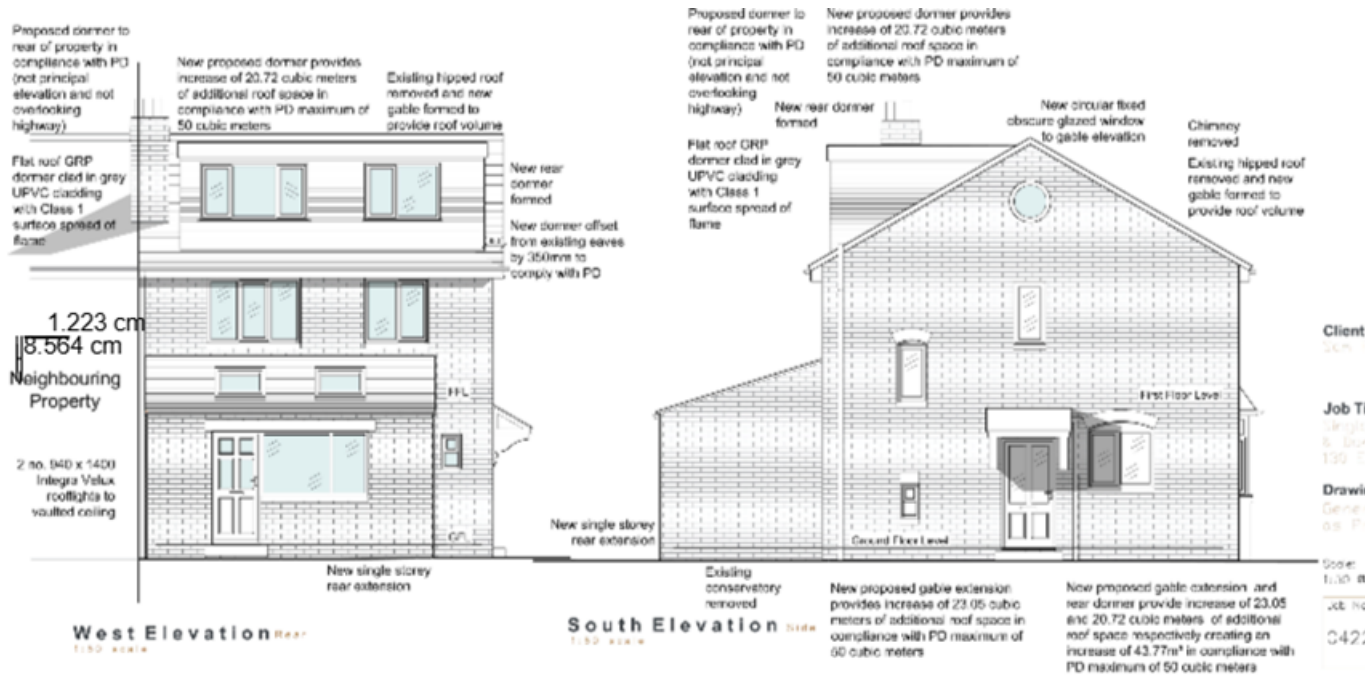
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension , hip to gable roof conversion, and rear roof dormer.



Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments received as a result of this proposal

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

No previous applications relating to this site.

Residential Amenity

The applicant proposes the erection of a single storey rear extension, hip to gable roof conversion, and rear roof dormer.

Single storey rear extension

Following demolition of the existing rear conservatory, the proposal would be project off the rear elevation, measuring 3.0m in depth and extending 5m in length across the rear wall up to the shared boundary with the adjoining property (128 Errwood Road). The proposal would be set in from the side gable wall of the house by 1m, which due to the angle of the site boundary would allow a gap to the boundary with the adjacent property no. 71 Arbor Avenue. The proposed roof would be sloping with the inclusion of 2 x roof lights. A door and window would be incorporated in the rear elevation of the proposed extension. It is considered that these arrangements would not lead to the creation of any further views than that of the existing conservatory, and thus not give rise to overlooking/ loss of privacy. No windows are proposed along the side elevations.

It is considered that given the height, orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light given by the position of the proposed extension.

Hip to Gable roof extension

The applicant proposes a hip to gable roof extension, together with the addition of a round window in the gable elevation at second floor level. To ensure that there would be no impacts to residential amenity due to overlooking or loss of privacy resulting from the introduction of a window in this location, a condition to require this window to be obscurely glazed is recommended to be attached to any consent. It is believed the change from a hip to gable roof arrangement in this location to a corner property would not give rise to significantly adverse impacts upon the adjacent or surrounding properties due to massing, especially as the property would not project any further than the side gable wall of the property.

Rear Dormer extension

The proposed rear roof dormer extension would be set down slightly from the main roof ridge of the house, and set in from the edges of the roof. Two windows are proposed facing the rear over the garden area. Although there are windows proposed overlooking the rear garden, given that there are existing windows on first floor rear elevation, it is not considered that the additional windows in this location would give rise to any significant impacts to residential amenity due to loss of privacy than the existing circumstances.

It is considered that the change to the roof design as acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

The proposed extension would for the most part be screened by boundary fencing to the rear garden, however the changes to the roof would be partly visible from the public highway due to the location of the dwellinghouse at the junction of Errwood Road and Arbour Avenue. However, the houses in the immediate vicinity have themselves altered and extended, and the proposed development is not considered to adversely affect the character of the local area. Therefore, the appearance is considered to be acceptable and the impact upon visual amenity is not considered to be significant.

Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the proposed extensions to the roof and rear of the dwellinghouse are acceptable and can be accommodated at the application property. The footprint is not considered to create a bulky or disproportionately scaled addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale

and appearance of the proposed development are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Bins

There is room for the storage of refuse bins at the rear of the property and therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area would not be adversely impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Received 7th April 2025 numbered 04224/PP/02/R01 Proposed Plans and Elevations

Received 7th April 2025 numbered 04224/PWE/02/R01 Proposed Sectional Party Wall Elevation

Received 7th April 2025 numbered 04224/SBP/01/R01 Existing Site Block Plan (with tree locations)

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those as stated on the Householder 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the window in the southern side gable elevation at second floor level 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

132 Errwood Road, Manchester, M19 1HT
69 Arbor Avenue, Manchester, M19 1EZ
68 Arbor Avenue, Manchester, M19 1EZ
128 Errwood Road, Manchester, M19 1HS
71 Arbor Avenue, Manchester, M19 1EZ

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