

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142408/FH/2025

Date registered valid: 12 March 2025

Proposal: Elevational alteration to existing single storey rear extension, involving a roof change from pitched to flat, whilst incorporating a roof lantern above.

Address: 76 Cardinal Street, Manchester, M8 0WN

Ward(s): Cheetham Ward

Applicant: Mr Aamir Ashfaque

Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 April 2025

Standard consultations:

Printed: 3 April 2025 Expired: 26 April 2025

Neighbour notifications

Printed: 3 April 2025 Expired: 26 April 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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two storey, pitched roof, semi-detached dwellinghouse located along a corner plot position, at the junction of Cardinal Street and Wigmore Road in the Cheetham ward of north Manchester.



(Site visit 23.04.2025)

The application site is within a predominantly residential setting and benefits from modest amenity space along the front, side, and rear elevations, including all round boundary treatment.

There are existing extensions along the site, these include a front porch, two story side extension, single storey rear extension; together with a detached garage with access from Wigmore Road.

Site History

- 091409/FH/2009/N1 - Erection of single storey rear extension to form additional living accommodation, WITHDRAWN 11.12.2009.
- 074408/FH/2005/N1 - Erection of a single storey rear conservatory extension and a rear dormer extension, APPROVED 10.02.2005.
- 068072/FH/2003/N1 - Two storey side extension, APPROVED 26.06.2003.

Description of development

The initially submitted plan proposed a single storey front extension, porch and rear roof change from pitched to flat, including rear dormer.

Concerns were expressed to the planning agent regarding the proposed single storey front extension, porch and full render of the front external façade given the application site at the junction of highways, coupled with the proposed visual intrusion into the street scene, together with the resultant overdevelopment of the front curtilage.

Revised plans were subsequently submitted, (dated, 07/05/25), (REV F). The revised plan would comprise of the removal of the single storey front extension, porch, full render of the front external façade and rear roof dormer. The title description has subsequently been amended to reflect the revised plan.

The revised submitted plan proposes an elevational alteration to the existing single storey rear extension, involving a roof change from pitched to flat; whilst incorporating a broadly centrally positioned roof lantern above.

The footprint of the existing single storey rear extension would not change. The existing pitched roof configuration measures approximately 3620mm high.

The overall proposed flat roof height (with roof lantern) would measure approximately 3544mm. The proposed roof height would therefore be reduced slightly by approximately 76mm when compared with the existing roof. It is intended to use a traditional rubber roof covering for the flat roof; together with proposed UPVC to match existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

No comments to make on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

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

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, the initially submitted application has been revised in the interest of residential and visual amenity, (dated, 07/05/25), (REV F). The title description has subsequently been amended to reflect the revised plan.

Principle

The proposed development is relates to a residential dwelling, this is considered acceptable in principle as many people prefer to extend and make improvements to their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (Elevational alteration to the existing single storey rear extension, involving a roof change from pitched to flat; whilst incorporating a roof lantern above) -

In the case of this application, in light of the revised plans (dated, 07/05/25), (REV F), the proposed alterations to the existing single storey rear extension would involve changing the existing roof configuration from a lean-to pitched design to a flat roof, whilst incorporating a roof lantern.

This would invariably result in a slight decrease of the existing roof height, (a variance of approximately 76mm), which is considered acceptable. Moreover, for the nature of the property as a dwellinghouse, and due to the fact that the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset, it is considered that the nature of the proposed elevational alterations, is unlikely to present any significant adverse impacts to residential or visual amenity; pursuant with policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by the host dwellinghouse in terms of the proposed materials. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins would still be stored within curtilage screened behind boundary treatment; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 07/05/25), (REV F) responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In this instance, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted (dated, 07/05/25), (REV F). The local planning authority had no other issues to raise with the planning agent but have attached appropriate conditions to the approval.

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:

- Location and Site Plan with application site edged in red, (DR) A203, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Existing Ground Floor and Roof Plans, (DR) A100, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Existing Elevations, (DR) A101, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Existing 3D Views, (DR) A102, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Proposed Ground Floor and Roof Plans, (DR) A200, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Proposed Elevations, (DR) A201, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.
- Proposed 3D Views, (DR) A202, Revision F, received by the City Council as the Local Planning Authority on 07 May 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing building in terms of type, colour, texture, and scale and as shown on the approved drawings.

Reason - To ensure that the appearance of the building is not adversely affected by the materials to be used for the proposed extension and elevational alterations, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for 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

78 Shaftesbury Road, Manchester, M8 0NL
74 Cardinal Street, Manchester, M8 0WN
5 Wigmore Road, Manchester, M8 0NP
4 Wigmore Road, Manchester, M8 0NP
2 Wigmore Road, Manchester, M8 0NP
67 Cardinal Street, Manchester, M8 0WP
7 Wigmore Road, Manchester, M8 0NP
3 Wigmore Road, Manchester, M8 0NP
1 Wigmore Road, Manchester, M8 0NP
80 Shaftesbury Road, Manchester, M8 0NL

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA