MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141563/FH/2024
Date registered valid:	21 November 2024
Proposal:	Erection of a part-single / part-two storey side extension, two-storey rear extension, and rear dormer to provide additional living accommodation
Address:	4 St Brannocks Road, Manchester, M21 0UP
Ward(s):	Chorlton Park Ward
Applicant:	Mr. Nadeem Khadim
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**16 January 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 December 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 December 2024 Expired: 27 December 2024

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

This application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and white textured render with a red concrete tile dual pitch roof. Prior to works taking place, the property featured brown uPVC-framed windows, including a rounded two-storey bay to the front, a front porch extension, a driveway and modest front garden bordered by a mid-level redbrick wall, a part-single / part-two storey rear extension, and a detached outbuilding situated within a spacious rear garden.



Application property in Oct 2022



Application property in Oct 2022



Application property, prior to works taking place



Application property, prior to works taking place

Application property in Dec 2024, with works taking place

















Description of area

St Brannocks Road is a residential street situated within the Chorlton Park ward of Manchester, close to Wilbraham Road (A6010), St Margaret's Sports Playing Fields, and Maine Road Football Club. The area is predominantly residential in terms of its character, consisting of 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 part-single / part-two storey side extension, two-storey rear extension, and rear dormer to provide additional living accommodation.

Planning history

063290/FH/SOUTH1/01 - Part single/part two storey rear extension to form kitchen and living room with bedrooms over – Approved (13.12.2001).

132141/FH/2021 - Erection of two storey side and rear extension together with installation of rear dormer to form additional living accommodation – Approved (04.03.2022).

Consultations & Notification Responses

One letter of objection was received in response to this application. Their concerns are summarised as follows:

- Attempt by the applicant to rescue the situation and reduce their potential loss after failing to comply with the earlier approval.
- Existing plans do not reflect what is actually on site.
- Structure is clad in black plastic material and is entirely out-of-keeping with other extensions in the area.
- Resulting in a large, ugly, looming, and oppressive presence.
- Compares unfavourably with similar extensions in the area.
- Overlooking, and loss of privacy.
- Disruption, noise, and air pollution associated with construction activities beyond normal working hours and at weekends.
- Dormer is unacceptable in its current state.

Policies

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

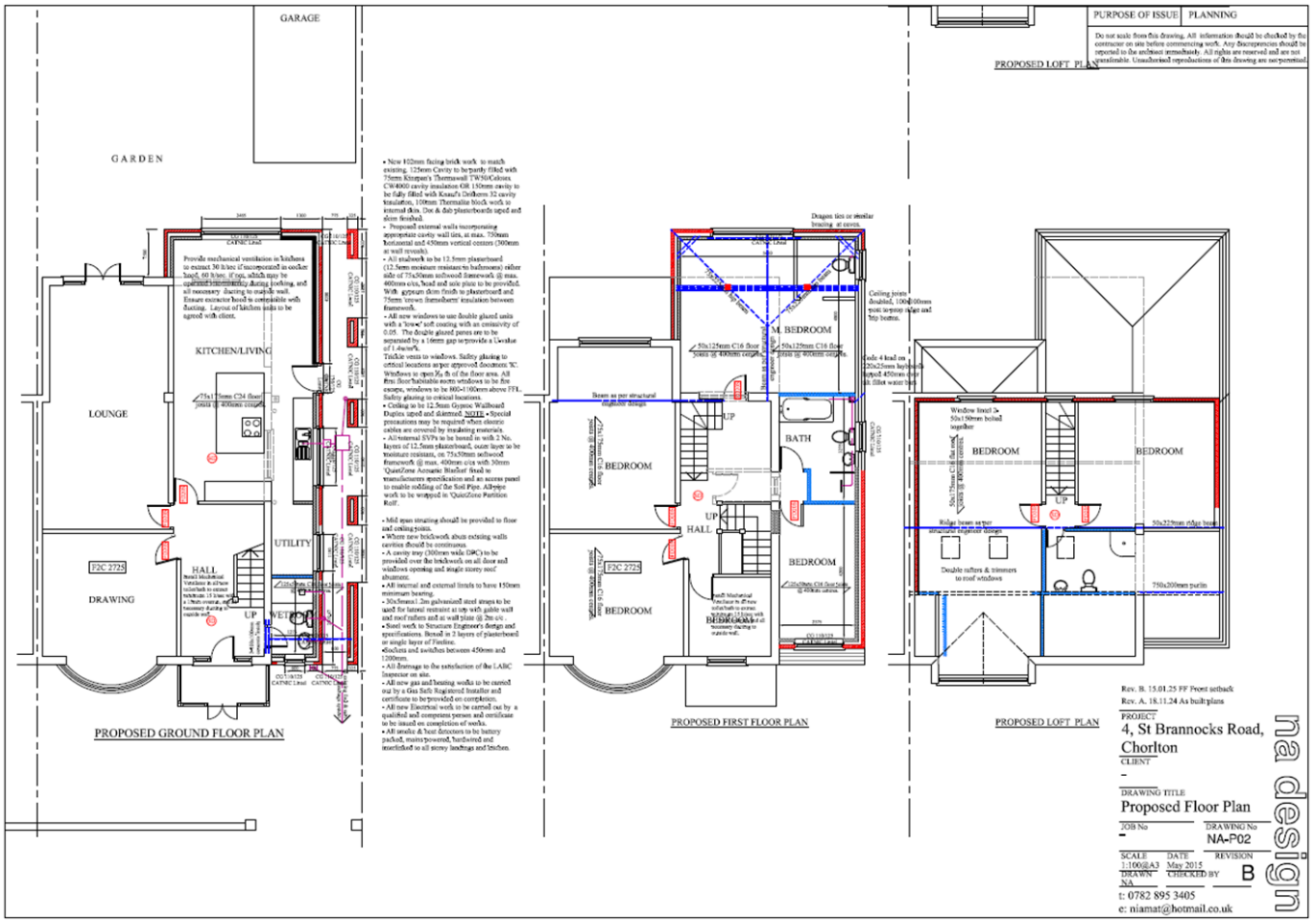
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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 [amended] proposed plans



Submitted [amended] proposed 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 47, 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 side and rear extension would lack visual subservience to the host dwellinghouse, causing undue harm to the character and appearance of the application property

and the visual amenity of the surrounding area, with further harm caused by its poor brick match to the existing property. The scale and massing of the rear dormer is also considered to be excessive, lacking visual subservience and constituting an overdevelopment of the property's roof space, causing further harm to its character and appearance.

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.

Side and rear extension – the part-single / part two-storey extension would be sited at the side and rear of the property, wrapping around its southern and eastern elevations.

The submitted [amended] plans indicate that, at ground floor level, the extension would project 5.338m rearwards from the host dwellinghouse, with a length/depth of 13.622m, a sideward projection of 2.675m, a width of 6.053m, a mono pitch roof height to the front of 3.299m, and an eaves height of 2.815m. A gap of 0.15m would be maintained to the boundary shared with No.2 St Brannocks Road and a gap of 3.953m would be maintained to the boundary shared with No.6 St Brannocks Road. At first floor level, the extension would project 5.338m rearwards from the host dwellinghouse, with a length/depth of 13.072m (setback 0.5m from the front of the property), a sideward projection of 2.675m, a width of 6.053m, a dual pitch roof height of 8.26m to the side (matching the host dwellinghouse), a hipped roof height of 6.83m to the rear (set below the ridge), with eaves to match the host dwellinghouse.

The submitted application form indicates that the extension would be built of brickwork to match the existing dwellinghouse, with uPVC double-glazed windows and grey roof tiles. The submitted [amended] plans indicate that, at ground floor level, the extension would feature 1no. window to the front, 1no. inward-opening door and 2no. windows to its southern side elevation, 1no. window to the rear, and a blank northern side elevation. At first-floor level, the extension would feature 1no. window to the front, 2no. windows to its southern side elevation, 1no. window to the rear, and a blank northern side elevation.

Overall, this element of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene and visual amenity of the surrounding area as well as the appearance and character of the host dwellinghouse itself. This is on the basis that the side and rear extension would fail to read as a subservient addition to the host dwellinghouse as a result of its failure to include a reduced ridge height, representing a significant departure from the previously approved scheme 132141/FH/2021. The degree of visual harm caused is considered to be further exacerbated by the poor brick match of the part-built extension to the host dwellinghouse, as evident on the site photographs included within this report. In their email correspondence dated to the 15th January 2025, the agent of the application indicated that the front elevation of the part-built extension would be replaced with matching smooth red facing bricks. However, these remediation measures would also need to be applied to the southern side elevation of the part-built extension, due to its clear visibility within the street scene.

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.

Rear dormer – the dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse as well as the side and rear extension.

The submitted [amended] plans indicate that the dormer would measure to 4.288m in length/depth, 9.652m in width, 2.348m in height, set 0.083m below the ridge, and 0.113m above

the eaves. A gap of 0.3m would be maintained to the adjoining property, and a gap of 0.229m would be maintained to the roof edge of the extension.

The submitted application form indicates that the dormer would feature grey cladding to its elevations, with uPVC double-glazed windows to match the existing dwellinghouse. The submitted [amended] plans indicate that it would feature blank side elevations and 3no. windows to the rear.

Overall, this element of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the appearance and character of the host dwellinghouse. Spanning the full width of the host dwellinghouse roof and extending onto the roof of the side and rear extension, the dormer would fail to read as a subservient addition to the host dwellinghouse, representing an overdevelopment of the property's roof space and a significant departure from the previously approved scheme 132141/FH/2021.

In their email correspondence dated to the 15th January 2025, the agent of the application cited application 139212/FO/2024, relating to No.154 and No.156 Manley Road, as a precedent for dormers of this scale. However, upon reviewing this scheme, it has become clear that these dormers relate to the rear-facing roof slopes of 2no. residential properties, rather than a single dwellinghouse, therefore their scale, massing, and visual subservience is considered to be fundamentally different to the dormer proposed under the current application. Further to this, the dormers approved under 139212/FO/2024 do not project onto the roof slope of a side extension, therefore they are not considered to constitute an overdevelopment of the roof space, unlike the current proposal. For these reasons, the scheme approved under 139212/FO/2024 is not considered to represent a comparable example to the current proposal and therefore cannot be used to justify a precedent for dormers of this scale.

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.

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 amenity of neighbouring occupiers as well as the overall character and appearance of the host dwellinghouse and surrounding street scene.

The proposal therefore conflicts with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester which indicates that developments should not be "out of character with the style of development in the area or the surrounding street scene" and should ensure that the "overall character of the surrounding area is not harmed" as a result of a scheme. This view is bolstered further as policies SP1 and DM1 of the Manchester Core Strategy stipulate that development in all parts of the City should "make a positive contribution to neighbourhoods of choice" by "creating well-designed places that enhance or create character" with consideration given to "appropriate siting, layout, scale, form, massing, materials and detail" as well as "the character of the surrounding area". The proposal also fails to satisfy the requirements of chapter 12 of the National Planning Policy Framework which highlights that developments should be "visually attractive as a result of good architecture [and] layout" and "sympathetic to local character… including the surrounding built environment".

The agent of the application was informed of the above issues and the City Council's intent to refuse the application. A revised scheme was submitted, however, this failed to adequately address the concerns raised by the case officer.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal would cause undue harm to the host dwellinghouse, street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies. 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 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: 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 side and rear extension, would represent 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.

Appendix 1 – List of consultees & neighbours notified

7 St Brannocks Road, Manchester, M21 0UP
3 St Brannocks Road, Manchester, M21 0UP
2 St Brannocks Road, Manchester, M21 0UP
5 St Brannocks Road, Manchester, M21 0UP
9 St Brannocks Road, Manchester, M21 0UP
6 St Brannocks Road, Manchester, M21 0UP
5 Morville Road, Manchester, M21 0UG
3 Morville Road, Manchester, M21 0UG
1 Morville Road, Manchester, M21 0UG

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