

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141038/FH/2024
Date registered valid: 26 September 2024
Proposal: Erection of first floor rear extension.
Address: 4 Highfield Road, Manchester, M19 3JX
Ward(s): Levenshulme Ward

Applicant: Mr. Athar Iqbal
Agent (if any): Mr. Niamat Ali NA Design
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 November 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 October 2024 Expired: 24 October 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/area

The application site relates to a two-storey brick built detached dwelling situated within the Levenshulme Ward, Manchester. The property benefits from two existing single storey rear extensions which were considered PD under enforcement investigation and roofline altered under planning permission 114158/FH/2016. The application property comprises a prominent corner plot at the junction between Highfield Road and Ravenoak Avenue. Boundary treatment is in the form of low original brick walling along the site frontage facing Highfield Road which partially continues along the eastern side boundary adjacent to Ravenoak Avenue. High original brick walling encloses the rear yard area, with metal double gates.

The land directly to the west is under the ownership of the applicant and is used as extended amenity space. This area is bound by low fencing along the site frontage and high fencing to the side.

The surrounding area is residential in character, comprising period terraced properties.



Principle elevation of 4 Highfield Road



Side and rear elevations of 4 Highfield Road

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of first floor rear extension to form additional living accommodation.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

114158/FH/2016 – Erection of first floor rear extension to form additional living accommodation together with external elevational alterations and raising of existing rear outrigger roof. Approved 07.12.2016. *First floor rear extension not implemented.*

Enforcement matters on site –

ENF/13934/18 – Unauthorised change of land use, erection of outbuilding and boundary fence. Case closed 22.08.2018.

ENF/11862/12 – Unauthorised erection of extension. Case closed 09.05.2013.

History of negotiations

The planning officer stated that the proposed rear dormer window extension and raised roof with chimney removal could not be supported in principle, due to significant visual amenity concerns (design & scale). The agent submitted a revised elevations and first floor plan (REV B) showing the omission of these elements and revised proposal for a first-floor rear extension only (21/11/24).

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- I'll send on planning advice for the 3 heritage sites this afternoon.

Issues

Principle of development:

The principle of erecting a first-floor rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of a first floor extension has been previously established at this property, albeit with different roof form, under the planning application ref: 114158/FH/2016.

However, consideration must be given to the proposal's visual and residential amenity and impact upon highway safety.

Impact on visual amenity and the streetscene:

The proposed first-floor extension would be sited at the rear of the property, designed flush atop of the existing single storey outrigger, facing south. It would project approx 3.69m rearwards from the host dwellinghouse, with an approx. width of 2.38m and gable roof height of approx. 6.62m (set 1.35m below the existing ridge), with eaves to match the existing.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear and ancillary space to the side.

The proposed extension would be built of brickwork, render and roof tiles to match the existing dwellinghouse, these materials will be conditioned. It would feature 1no. window to its southern rear elevation to serve an extended bedroom, facing No.2 Ravenoak Avenue, with a blank eastern side elevation and blank roof slopes.

The proposal is relatively standard in terms of its design and scale for developments of this type. Whilst the proposed extension would be sited at the rear, the application property is situated on a highly prominent corner plot position, therefore the proposal would be highly visible within the street scene and public realm. The proposed use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the first floor rear extension therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Impact on residential amenity:

Given that the proposed first floor rear extension would be subservient in terms of its dimensions to the host dwellinghouse, with a reduced ridge height and relatively minor rearward projection, in addition to the adequate gaps maintained to plot's side boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the streetscene. Moreover, its proposed additional rear-facing window to serve a bedroom, would not give rise to any impact over and above the existing bedroom rear window at first floor level.

The proposal therefore accords with saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance negotiations took place with regards to the scale and design of proposed development to the roof. Amended plans were submitted showing the omission of the proposed rear dormer window extension and raised roof ridge with chimney removal, the revised application (first floor rear extension only) has been determined with the attachment of appropriate conditions. The revised scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 drawings and documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Elevation & First Floor Plan', numbered 'NA-P02 REV B', stamped as received by the City Council as Local Planning Authority on the 21/11/2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. Matching materials

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, this should be matching brickwork to the eastern side elevation fronting Ravenoak Avenue and matching render to the southern rear elevation.

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.

Appendix 1 – List of consultees & neighbours notified

1 Greenway Avenue, Manchester, M19 3LQ
9 Highfield Road, Manchester, M19 3LL
19 Highfield Road, Manchester, M19 3LL
17 Highfield Road, Manchester, M19 3LL
6 Highfield Road, Manchester, M19 3JX
15 Highfield Road, Manchester, M19 3LL
11 Highfield Road, Manchester, M19 3LL
2 Ravenoak Avenue, Manchester, M19 3LW
13 Highfield Road, Manchester, M19 3LL
1 Ravenoak Avenue, Manchester, M19 3LW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA