MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141517/FH/2024
Date registered valid:	15 November 2024
Proposal:	New pitched roof to turret
Address:	636 Wilmslow Road, Manchester, M20 6AH
Ward(s):	Didsbury West Ward
Applicant:	H. Boanas
Agent (if any):	Mr David Dixey, DSquare Architects
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**13 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: 19 November 2024 Expired: 10 December 2024

Site notice
Posted: 18 December 2024 Expired: 11 January 2025

Press advert
Published: 26 November 2024 Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

636 Wilmslow Road is a two storey detached residential property in Didsbury. The building is constructed with predominantly red brickwork and red clay tiles to the various pitched roofs. The existing windows are white timber sash, fascias are white painted timber and rainwater goods are black uPVC.

The property is double-fronted with the main entrance located centrally to the front elevation facing Wilmslow Road. A two-storey six-sided turret structure occupies the front right corner of the building with a flat roof at roof level.

The application property affords a generous plot enclosed by original brick walling with trees and hedging, sited on the corner of Wilmslow Road and Ballbrook Avenue.

The property is situated within the Ballbrook Conservation Area. Adjacent to Blackburn Park conservation area, Ballbrook is predominantly residential in nature. The conservation area, designated in November 1991, extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandileigh Avenue to the north.



Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: 94/00110/TPO

Description of development

The application seeks consent to remove the existing turret flat roof and replace with a new pitched roof. A new fascia and gutter will be provided to match the existing.

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History

At the application site –

116010/FH/2017 – Construction of timber fencing on the top of the existing brick boundary walls to an overall height of 2.1m and 2no. replacement timber gates. Withdrawn 08.09.2017.

044089/FO/SOUTH2/93 – Change of use from residential use with consultant's rooms to centre for special learning difficulties on ground floor and basement with a self-contained flat on the 1st floor. Approved 26.05.1994.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

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
JP-P2 – Heritage

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 3 – Heritage (partially superseded by PfE)
EN 19 – Waste

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

DC1– Residential Extensions
DC18 – Conservation Areas

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) 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
- Section 16 – Conserving and enhancing the historic environment

Paragraph 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Issues

Principle of development:

The proposed development is a new pitched roof to the existing turret to a residential dwelling, this is considered acceptable in principle, given the sympathetic design proposed and additional benefit of alleviating issues caused by water ingress from the current flat roof. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the property and conservation area and impact on the neighbouring properties' residential amenity.

Impact on visual amenity and the Conservation Area:

The proposal seeks permission for a new pitched roof to an existing flat roofed turret.

The pitched roof is proposed as a replacement of the existing flat roof which has been the cause of damp and water ingress for the occupant. The proposed pitched roof will alleviate these issues caused by the flat roof.

Given the orientation of the host property in the streetscape, the proposal is considered highly visible from Wilmslow Road and Ballbrook Avenue, as such the design and scale of the proposed roof should be considered from these perspectives. The proposed pitched roof would be set down from the original ridge and as such will not dominate the roofscape of the host property. The pitched roof design is considered sympathetic to the original property and streetscene, as it echoes similar examples of pitched roofs to double storey bay features present within the street scene, at Nos 1, 3 and 5 Ballbrook Avenue. The proposal therefore would give rise to a similar visual appearance to these existing properties which is considered sympathetic to the character of the Conservation Area.

The new pitched roof will be in red tiles to match the existing roof tiles with mitred joints between the tiles at junctions. The new roof will be tied back to the existing roof and red ridge tiles will cap the apex of the new roof, to match the existing ridge tiles. The new fascia will be white painted timber and will match the existing fascia in terms of depth and profile. The existing gutter will be continued around the fascia in black uPVC to match the existing gutters. Therefore, the proposal is considered visually acceptable, however materials will be secured by condition.

As such, the proposed development is not considered to harm the character of the host property nor street scene, and preserves the character of the Ballbrook Conservation Area, Didsbury. The proposal is therefore pursuant with the requirements of Places for Everyone policy JP-P2, Core Strategy polices DM1, EN1, EN3 and SP1 and saved UPD policy DC1 and DC18.

Impact on residential amenity:

Due to the nature of the development, solely replacing the flat roof to an existing structure to a pitched form, there are no residential amenity concerns upon neighbouring occupants considered in this instance.

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 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Place for Everyone and other material considerations. 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, no negotiations were necessary but appropriate conditions have been attached to the end of this report.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 Elevations', numbered '2417-05 P2', stamped as received by the City Council as Local Planning Authority on the 15/11/2024.
   - 'Proposed Plans', numbered '2417-04 P2', stamped as received by the City Council as Local Planning Authority on the 15/11/2024.
   - 'Proposed Block Plan', numbered '2419-01 P1', stamped as received by the City Council as Local Planning Authority on the 15/11/2024.
   - 'Proposed Visuals', numbered '2417-06 P2', stamped as received by the City Council as Local Planning Authority on the 15/11/2024.

   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 proposed materials shall match the materials schedule listed on plan ref '2417-04 P2'.

   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 and DC18 of the Unitary Development Plan for the City of Manchester and policies DM1 and EN3 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 8, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 7, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 6, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 5, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 4, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 3, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 2, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 1, Binswood Hall, 611 Wilmslow Road, Manchester, M20 6DR
Flat 10, 634 Wilmslow Road, Manchester, M20 3QR
Flat 9, 634 Wilmslow Road, Manchester, M20 3QR
Flat 8, 634 Wilmslow Road, Manchester, M20 3QR
Flat 7, 634 Wilmslow Road, Manchester, M20 3QR
Flat 6, 634 Wilmslow Road, Manchester, M20 3QR
Flat 5, 634 Wilmslow Road, Manchester, M20 3QR
Flat 4, 634 Wilmslow Road, Manchester, M20 3QR
Flat 3, 634 Wilmslow Road, Manchester, M20 3QR
Flat 2, 634 Wilmslow Road, Manchester, M20 3QR
Flat 1, 634 Wilmslow Road, Manchester, M20 3QR
Didsbury Court, Wilmslow Road, Manchester, M20 6AD
5A Didsbury Court, Wilmslow Road, Manchester, M20 6AD
10 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
12 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
27 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
28 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
6 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
14 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
19 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
16 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
12A Didsbury Court, Wilmslow Road, Manchester, M20 6AD
8 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
18 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
Flat 2, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 1, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
2 Ballbrook Avenue, Manchester, M20 6AB
Flat 3, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 6, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 5, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 4, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
Flat 7, Lodore Lodge, 638 Wilmslow Road, Manchester, M20 6AH
607 Wilmslow Road, Manchester, M20 3QJ
15 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
30 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
1 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
25 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
24 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
23 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
20 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
17 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
7 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
9 Didsbury Court, Wilmslow Road, Manchester, M20 6AD

2 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
4 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
26 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
21 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
5 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
10A Didsbury Court, Wilmslow Road, Manchester, M20 6AD
11 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
22 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
29 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
3 Didsbury Court, Wilmslow Road, Manchester, M20 6AD
1 Ballbrook Avenue, Manchester, M20 6AB
Flat 1, 611A Wilmslow Road, Manchester, M20 6DR
Flat 2, 611A Wilmslow Road, Manchester, M20 6DR
Flat 3, 611A Wilmslow Road, Manchester, M20 6DR
Flat 4, 611A Wilmslow Road, Manchester, M20 6DR
Flat 5, 611A Wilmslow Road, Manchester, M20 6DR
Flat 6, 611A Wilmslow Road, Manchester, M20 6DR
Flat 7, 611A Wilmslow Road, Manchester, M20 6DR
Flat 8, 611A Wilmslow Road, Manchester, M20 6DR
Flat 9, 611A Wilmslow Road, Manchester, M20 6DR
Flat 10, 611A Wilmslow Road, Manchester, M20 6DR
Flat 11, 611A Wilmslow Road, Manchester, M20 6DR
Flat 12, 611A Wilmslow Road, Manchester, M20 6DR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Ballbrook Conservation Area 1992
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA