MANCHESTER CITY COUNCIL

PLANNING
GROWTH & DEVELOPMENT
DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO.	141651/FH/2024
DATE REGISTERED VALID:	3 December 2024
PROPOSAL:	Erection of single storey side extension and installation of rear dormer
ADDRESS:	35 Huntley Road, Manchester, M8 4JF
WARD(S):	Crumpsall Ward
APPLICANT:	Mr Singh
AGENT (IF ANY):	Mr Eli Radnor Radnor Architecture ltd
CASE OFFICER:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
RECOMMENDATION:	Approve
DATE OF RECOMMENDATION:	**13 February 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 January 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications Printed: 17 December 2024 Expired: 10 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal is related to a two-storey semidetached dwellinghouse on the corner of Huntley Road and Rothesay Road. The property features hardstanding to the front for off street vehicle parking and garden to the side and rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of Crumpsall ward.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of two storey side extension and installation of rear dormer

TWO STOREY SIDE EXTENSION

The proposed two storey side extension projects 5000mm from the existing side elevation of the property and runs the full 7800mm length of the property. The side extension continues the main roof line to finish with a gable end.

REAR DORMER

The proposed rear dormer spans 8000mm across the rear of the main roof and continues across the roof of the proposed two storey side extension.



Figure 2. Proposed plans and elevations

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase.

The two-storey side extension would project beyond the perpendicular building line and close the corner of Huntley Road and Rothesay Road to the detriment of the visual amenity of the street scene.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme removes the first-floor extension and adds a hipped roof to the new ground floor extension.

The updated description of development is Erection of single storey side extension and installation of rear dormer



Figure 3. Updated proposed plans and elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED PROPOSED DEVELOPMENT

Not required due to reduction in massing

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles

        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat6: Northern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The new render introduced is complimentary to the existing material palette in the area.

The proposal is designed to be subservient to the original dwelling house with the extension being entirely ground floor with a hipped roof.

The dormer sits within the main roof line and would likely be permitted development on its own.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT. DEVELOPMENT SHOULD HAVE REGARD TO THE CHARACTER OF THE SURROUNDING AREA.

The proposal can be seen from the street however its size, massing and materials minimise any harm to the street scene.

The ground floor extension is entirely single storey and features a hipped roof to reduce the massing effects on the corner plot and to minimise the visual intrusion on the open corner.

The proposal includes white render to the principal elevation which is like other properties in the area (No39) and is an accepted feature of the street scene.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No31 and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding glazing to the side and rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal. The windows in the dormer are on the same elevation as the rear windows and dormer windows are accepted within PD rules.

LIGHT

Given the side extension is entirely at ground floor level and dormer is within the main roof line, the impact to light from the added massing is minimal.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 35 Huntley Road involves a single-storey side extension and a rear dormer. The design is in keeping with the existing property and minimizes visual impact. The proposal has minimal effects on neighbouring properties and maintains adequate space and access. The site is not in a flood risk area, and the development does not significantly impact drainage. The application is acceptable, subject to conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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 PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Site Plan	12 Feb 2025	001 Rev 3	BLOCK PLAN OF THE SITE
b.	Drawing - Existing	03 Dec 2024	002	PLANS AND ELEVATIONS
c.	Drawing - Proposed	11 Feb 2025	003 Rev 6	PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

42 Huntley Road, Manchester, M8 4JF

38 Huntley Road, Manchester, M8 4JF

31 Huntley Road, Manchester, M8 4JF

39 Rothesay Road, Manchester, M8 4JA

37 Rothesay Road, Manchester, M8 4JA

33 Rothesay Road, Manchester, M8 4JA

12 Rothesay Road, Manchester, M8 4JA

33 Huntley Road, Manchester, M8 4JF

40 Huntley Road, Manchester, M8 4JF

29 Rothesay Road, Manchester, M8 4JA

44 Huntley Road, Manchester, M8 4JF

36 Huntley Road, Manchester, M8 4JF

35 Rothesay Road, Manchester, M8 4JA

31 Rothesay Road, Manchester, M8 4JA

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

Area Team Boundary - Name: NORTH AREA