

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142225/FH/2025

Date registered valid: 21 February 2025

Proposal: Erection of single storey side extension, hip to gable roof conversion and rear roof dormer to form additional living accommodation

Address: 10 Belhaven Road, Manchester, M8 4NS

Ward(s): Crumpsall Ward

Applicant: Mr Weisz

Agent (if any): Mr Eli Radnor, Radnor Architecture Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 April 2025 Expired: 16 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

The application site relates to 10 Belhaven Road within the north Manchester ward of Crumpsall. The application site relates to a hipped roof, semi-detached, red painted brick bungalow. The property is characterised by a box front porch and bay windows and a coping brick course detail above the bay window. The property benefits from a flat roof garage to the side of the property sited against the boundary with the non-adjointing neighbour. The rear of the property benefits from two storeys at some parts with steps leading down to a lower ground floor. The rear of the site is characterised by a steep change in topography with the property sitting at a much higher position than the main grassed amenity space.

Description of area

The surrounding area is residential in nature. The street of Belhaven Road is mixed with bungalows close to the applicant site and semi-detached properties further north of the applicant site.

Description of development

The current application seeks consent for the erection of single storey side extension, hip to gable roof conversion and rear roof dormer to form additional living accommodation.

The single storey side extension would replace the existing garage at the site. It would extend the width of the host property but would block up access to the section of lower ground floor that is currently available as existing. The side extension would create an enlarged dining room and sukkah and would have dimensions of Height: 3.7 x Length: 2.7 x Width: 8.6 metres.

The hip to gable roof conversion would change the roof form of the property. The conversion would extend the ridge height of the existing property and would be built in materials to match.

The rear roof dormer would sit across both the existing roof space and the converted hip to gable development. The hip to gable conversion and dormer would create 3no. bedrooms, 2no, bathroom and a hallway with utility and store. The rear roof dormer would have approximate dimensions of Height: 2.6 x Length: 9.2 x Width: 3.5 metres.

The proposal would involve the insertion of a window and roof light within the front elevation, a sukkah style rooflight within the flat roof single storey side extension, a top opening, obscure glazed window within the new gable roof feature and four windows within the rear elevation.

Materials to be used for the proposal have been confirmed by the agent via email on 10 April 2025 as:

Walls- facing brickwork to match existing. Front and rear brickwork to be painted to match existing,

New gable roof- tiles to match existing roof tiles,

Dormer walls- hanging tiles to match existing roof,

Dormer and ground floor flat roof- single ply membrane finish,

Windows- white uPVC to match existing,

Sukkah rooflight- white uPVC.

Negotiations during the Course of the Application

During the course of the application, concern was raised as to the proposed scale and massing of the rear roof dormer which was considered to give rise to an overly large, visually intrusive and dominant feature, as well as setting an unwelcome precedent.

Confirmation was given as to whether access to the lower ground floor below the existing garage would still be available as a result of the proposal.

Materials information was provided for the scheme.

A parapet roof form was added to the proposed side extension to mitigate harm against the sukkah rooflight proposed.

Inaccuracies with the front elevation of the existing and proposed plans were rectified.

A short re-notification was conducted for neighbours to review the dormer with the reduced dimensions.

Planning History

071923/FH/2004/N1-Retrospective application for boundary wall to front of property.

Approved 15.07.2004.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. Concern was raised due to the size of the rear roof dormer and how this could give rise to direct overlooking and into the neighbour's garden, as well as resulting in loss of light implications. The neighbour suggested the dormer would be better placed to the front of the property, facing away from neighbours' rear amenity space.

During the re-notification period, the same neighbour made a further comment. The neighbour stated they could not see any difference between the initial and revised scheme, and so state their initial comments remain valid.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side extension, hip to gable roof conversion and rear roof dormer to form additional living accommodation. The principle of development is considered acceptable as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. There is also a permitted development fallback position to consider in this instance. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to no.12 Belhaven Road

No.12 Belhaven Road is the non-adjointing neighbour to the applicant site and relates to a two storey, semi-detached dwellinghouse. The hip to gable roof conversion would result in additional built form at first floor level being sited closer to the shared boundary than is currently the case. The neighbour benefits from a window at first floor level facing in the direction of the applicant site. However, on site this window appeared to be non-opening and obscure glazed. As such, it is not considered the additional roof form would cause any adverse harm to the neighbour in terms of creating an overbearing feature to this neighbour. The hip to gable roof conversion would involve the insertion of a top opening window which is marked on the plans as being obscure glazed. Given the window would be conditioned to such effect within any approval granted and given the window would not come closer to the shared boundary than the side elevation of the host property, this is not considered to give rise to an unacceptable feature to the non-adjointing neighbour.

The proposed side extension would replace the existing garage at the site. As existing, this runs alongside no.12's side extension. No.12's side extension is higher in height and so the neighbouring property does not feel the applicant's existing garage. As a result of the proposal, the side extension would run the length of the applicant's property. This would result in an increase in the length of the side extension than is currently the case. This would result in additional built form that would run against the shared boundary with no.12 Belhaven Road. It is noted that the neighbouring property has a window within the rear elevation of their side extension. However, given the proposal will be flat roofed and given the limited light to come to this window as existing, any level of loss of light to the neighbour's window would be considered minimal. The extension although it would run against the boundary is not considered to be overbearing given the neighbouring property sits at a higher topography, the extension is single storey and the proposal would not impact the neighbour's main rear amenity space.

The positioning of the windows within the proposed rear roof dormer is not considered to give rise to significant privacy implications to the non-adjoining property, given only an oblique angle would allow for the applicant to view into the neighbour's rear amenity space.

Potential impact to adjoining property no.8 Belhaven Road:

No.8 Belhaven Road relates to the adjoining bungalow. This neighbour would be primarily impacted by the insertion of the dormer. Due to the nature of the proposal at roof height, it is not considered to give rise to any loss of light or overbearing feature. There would be three windows to be inserted within the rear elevation which may afford views into the neighbour's rear garden. However, as existing, a clear view from the applicant's raised terrace is possible into the neighbour's rear garden. Given the PD fallback, it not considered any loss of privacy implications are so severe to warrant a refusal on the scheme. Further, any view would be from an oblique angle and so not easily gained.

Potential impact to neighbours to the rear of the applicant site:

During the course of the application, a neighbour response was received from a property to the rear of the applicant site giving rise to concern from the proposed rear dormer in relation to creating adverse privacy implications and loss of light implications. Due to the nature of the dormer, it would not give rise to loss of light implications, especially to those properties sited to the rear. Given the approximate 38 metre distance between the proposed dormer to the rear elevation to properties along Boardman Road, any additional adverse privacy implications are not considered to be severe. The proposal would create effectively a second storey for the existing bungalow and so would be similar to the two storey dwellinghouses seen along Belhaven Road. There is an existing established privacy distance between properties on Belhaven Road and to properties to the rear along Boardman Road, and the proposed dormer would not come further towards those properties along Boardman Road.

Potential impact to the streetscene:

The street of Belhaven Road would experience the hip to gable conversion in addition to the side extension. Given the existing garage, the side extension is considered a small change and is not considered to give rise to any adverse visual impact from its size, form or appearance.

It is noted that a sukkah rooflight is proposed within the side extension which would have been visible from the streetscene. The LPA understands the cultural importance of such rooflight to the applicant, however these are usually approved to the rear of the property. In this instance, given the sukkah would be sited to the side rather than hidden to the rear of the site, the form of the flat roof extension was amended to include a parapet roof form to mitigate some visual harm. This is considered acceptable to accommodate the applicant's needs whilst considering the appearance in the streetscene.

The hip to gable roof conversion would be evident in the streetscene. However, given the ridge height of the existing roof would continue, the proposal would be constructed in materials to match and given the permitted development rights available for this type of development, it is not considered to give rise to adverse visual harm.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity, and harm has been mitigated within the revised drawings received. A condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. A further condition would result in the gable window being obscure glazed and top opening only to reduce any adverse overlooking implications. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Erection of single storey side extension:

The single storey side extension would be of a flat roof and extend the length of the host property. It would be considered sympathetic given the existing flat roof garage at the site. The extension is not considered overly large or bulky and a similar type of development could be erected through the route of Permitted Development. The proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Hip to gable roof conversion and rear roof dormer:

Given the use of permitted development rights available, both of these elements could be achieved through the route of Permitted Development. However, it is noted that due to the size of the dormer, this would exceed the 40 cubic metre of additional roof space permitted through PD rights (proposed hip to gable and rear roof dormer measures approximate 70 cubic metres). During the course of the application, concern was raised as to the size of the rear roof dormer which has resulted in a revised scheme where the dormer has been set in. Although it is acknowledged that the resultant roof dormer is large in size, given the reduced dimensions with the dormer sitting no higher than the ridge height of the existing property and sitting above the eaves, the possibilities available through Permitted Development and given the dormer would be constructed in materials to match, in this instance, the size of the dormer is not considered so detrimental to warrant a refusal on the site.

The hip to gable conversion would be built in materials to match the host property and would align with the existing ridge height of the host property and so be a sympathetic addition.

Whilst this would change the form of the bungalow, given the mixed streetscene including two storey dwellinghouses and gable roof forms seen as close the non-adjointing property no.12 Belhaven Road, such roof alteration is not considered to be out of keeping with the existing form of development in the streetscene.

As such, these two elements of development are not considered overly large and considered to relate well to the existing dwelling, pursuant to Policy DC1 of the UDP.

Materials for the extension works:

Materials to be used for the proposal have been confirmed by the agent via email on 10 April 2025 as:

Walls- facing brickwork to match existing. Front and rear brickwork to be painted to match existing,

New gable roof- tiles to match existing roof tiles,

Dormer walls- hanging tiles to match existing roof,
Dormer and ground floor flat roof- single ply membrane finish,
Windows- white uPVC to match existing,
Sukkah rooflight- white uPVC.

The materials proposed are considered acceptable and would in most cases match the host property. A materials condition would be attached to this effect.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bin Storage

No change to bin store arrangements would occur as a result of the proposal.

Car Parking

It is noted the existing garage would be lost as a result of the proposal. However, when on site, it did not appear that the garage was used for the purpose of storing a car. An off street parking space would still be available as a result of the proposal and so the scheme would not give rise to any concerns in this respect.

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

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 and other material considerations. In this instance officers have worked with the applicant in a proactive manner and have worked with the agent to find an acceptable scheme. Appropriate conditions would be attached to any approval granted.

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:

- Application Form, stamped as received by the City Council as Local Planning Authority on 21 February 2025.

- Drawing- Location Plan/ Site Plan, numbered 001, stamped as received by the City Council as Local Planning Authority on 21 February 2025.

- Drawing- Proposed- Plans and Elevations, numbered 003 REV 3, stamped as received by the City Council as Local Planning Authority on 10 April 2025.

- Correspondence- Materials Schedule Confirmed by Agent, stamped as received by the City Council as Local Planning Authority on 10 April 2025.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the first floor bathroom window within the hip to gable conversion as shown on the approved 'Drawing- Proposed- Plans and Elevations, numbered 003 REV 3', stamped as received by the City Council as Local Planning Authority on 10 April 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

The window shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Correspondence- Materials Schedule Confirmed by Agent', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

15 Boardman Road, Manchester, M8 4NT
13 Boardman Road, Manchester, M8 4NT
11 Boardman Road, Manchester, M8 4NT
8 Belhaven Road, Manchester, M8 4NS
12 Belhaven Road, Manchester, M8 4NS
9 Belhaven Road, Manchester, M8 4WR
7 Belhaven Road, Manchester, M8 4WR

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