

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140812/FH/2024

Date registered valid: 23 August 2024

Proposal: Roof alterations including hip to gable conversion, erection of rear and side roof dormer and external elevational alterations including replacement of external render system and application of additional render, replacement of windows and doors and insertion of 2no. roof lights within host property.

Address: 75 Polefield Road, Manchester, M9 7EN

Ward(s): Charlestown Ward

Applicant: Gary Keenan

Agent (if any): Mr Drew Farren, Tsiantar Architects Ltd

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

Recommendation: Approve

Date of recommendation: 17 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 September 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 August 2024 Expired: 18 September 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: No

Tree Preservation Order: No

The application site relates to 75 Polefield Road within the north Manchester ward of Charlestown. The application site relates to a semi-detached, L-shaped, stone cladded and red brick bungalow with hipped roof and projecting gable roof element, plus a storm porch entrance for the property. At the time of the site visit the site had been cleared and the property was boarded up. The property benefits from an expansive rear amenity space, with almost a 50 metre gap between the rear building line of the property and the rear boundary line of the site. The applicant also owns the adjoining property (no.73 Polefield Road). The area to the rear of both sites has been subject to previously refused applications for the creation of new dwellinghouses (see below for planning history).

Description of area

The surrounding area is residential in nature and a nursing home sits to the east of the applicant site.

Description of development

The submitted application seeks planning permission for roof alterations including hip to gable conversion, erection of rear and side roof dormer and external elevational alterations including replacement of external render system and application of additional render, replacement of windows and doors and insertion of 2no. roof lights within host property.

A hip to gable roof conversion would occur for the property. As such, the ridge line of the existing roof would continue to the roof conversion. The existing gable projecting feature would be retained as a result of this conversion.

A rear and side roof dormer would be installed. This would take the form of a 'L' shaped dormer and would create four bedrooms and three bathrooms. The rear roof dormer would sit on the created gable roof conversion and the side dormer would run the entire length of the existing property. At the largest point, the L shaped dormer would have approximate dimensions of Height: 2.6 x Length: 19 x Depth: 4.8 metres.

The dormer would involve the insertion of two windows within the rear elevation and four windows within the side elevation (2no. windows would be obscure glazed and 1no. window would have obscure glazing up to a height of 1.7 metres).

The external stone cladding render system at the property would be replaced with a white cladding with a finish to match the neighbouring property. Other areas of the brickwork would also be rendered to ensure continuity across the property.

Windows and doors within the existing dwellinghouse would be replaced to match the neighbouring property.

2no. roof lights would be inserted in the front roof plane of the existing dwellinghouse.

Materials to be used throughout the proposal would include:

- Windows and doors- powder coated aluminum- anthracite grey RAL7016 to match next door,
- Flat roof dormer system of a Kemperol V210M system finished in grey (two coat fully reinforced cold liquid applied seamless fully bonded),
- Roof tiles to match existing,
- Permarock Scratch render (champagne) colour to match next door.

Negotiations during the Course of the Application

During the course of the application, the description of development was amended to include all elements of the works proposed for the applicant site. This was confirmed in writing by the agent.

Concern was raised for the opportunity for adverse overlooking implications from the proposed side dormer to the nursing home to the east of the applicant site. Changes took place to the scheme in the form of relocating the position of windows and applying obscure glazing to overcome issues raised. Discussions took place with the agent and the revised plan is considered acceptable to the LPA and is discussed within this report. The window arrangement of bedroom 4 was also amended following discussions with the LPA.

Further information was supplied in relation to the proposed materials.

Planning History

124709/FO/2019- Rear Gardens Of 73 - 75 Polefield Road- Erection of 2 x 1 and half storey semi-detached dwellinghouses (Class C3) together with associated access road and boundary treatment.

Refused 21 October 2019.

Appeal dismissed.

121846/FO/2018- Rear Gardens Of 73 - 75 Polefield Road- Erection of 2 x 2 storey detached dwellinghouses (Class C3) following demolition of garage and outbuildings together with associated access road and boundary treatment.

Refused 11 December 2018.

Appeal dismissed.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

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 and beautiful 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) and 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).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

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 roof alterations including hip to gable conversion, erection of rear and side roof dormer and external elevational alterations including replacement of external render system and application of additional render, replacement of windows and doors and insertion of 2no. roof lights within host property. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. 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 dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Concern was raised during the course of the application that the proposed dormer would give rise to adverse privacy implications to neighbours to the east- Polefield Nursing Home. The side dormer would look in the direction of the nursing home and on site and via email it was confirmed three windows for the neighbouring property look into the direction of the applicant site. The windows relate to a storage cupboard, a kitchen and dining room. There is also a communal external amenity space between the common boundary and the built form of the nursing home.

The scheme was amended so that the harm to the neighbouring and applicant property would be minimised. The agent suggested conditioning large trees to be inserted along the boundary and to be kept in perpetuity, however this was not considered an acceptable or attainable solution. Further, the majority of trees separating the applicant and neighbour's boundary appeared to be in the neighbour's land and so difficult to control.

The window within bedroom 4 was re-located to the rear elevation of the proposal and so facing in the direction of the applicant's rear amenity space, therefore no adverse privacy implications would occur to the nursing home. Both the proposed en-suite window and family bedroom window are marked on the plans as being obscure glazed. Given an approximate 21 metre gap would be retained from the proposed dormer to the windows of concern within the neighbouring property, the proposal would be considered pursuant with privacy distances as outlined through Policy DC1.3 of the UDP. *e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance)*. Given the distance between the two properties, the use of obscure glazing is not considered to give rise to the perception of overlooking.

Bedroom 2 proposes a clear glazed window. However, given this window would look onto the blank elevation of the neighbouring property this window is not considered to give rise to adverse privacy implications. Bedroom 3 would be conditioned to be obscure glazed up to a height of 1.7 metres. Although it is acknowledged the insertion of obscure glazing is not favourable for a habitable room, given the window would face into the direction of the neighbour's amenity space and windows, this is considered an acceptable solution in this instance. The obscure glazing for the windows would be conditioned within any approval

granted. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

Although it is acknowledged the dormer extension proposed is large in nature, given the separation to the neighbour to the east, the proposal is not considered to give rise to an overbearing feature to the detriment of the nursing home or give rise to any loss of light implications.

Given the gable elevation of the nursing home and the larger scale and massing of the neighbouring property, the nursing home would not be adversely impacted by the proposed hip to gable extension.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Due to the proposed siting of the rear and side dormer windows, the proposal would not give rise to any adverse visual/ residential amenity to the adjoining semi, as they would not feel any of the additional built form.

The hip to gable roof conversion and re-rendering of the host property would be visible from the streetscene of Polefield Road. The installation of white render and removal of the existing render would ensure the applicant site is more in keeping with the style of development of the pair of semi-detached properties. As such, the pair would be viewed as having a more cohesive relationship. It is noted the hip to gable roof conversion would not match the hipped roof of the adjoining neighbour. However, given the permitted development rights available for this type of conversion and given the properties do not sit within a Conservation Area nor are listed, the change in roof form of the applicant site is not considered to give rise to a significant adverse impact to the detriment of visual amenity.

The replacement of windows and doors and insertion of 2no. roof lights within host property would not give rise to any adverse visual/residential amenity implications and would ensure a coherent appearance of the visual improvements to the property.

Due to the reasons stated above, any significant impacts associated in terms of residential or visual amenity as a result of the proposal have been reduced with the re-design of the proposal and the use of appropriate conditions within any approval granted. Given this, the proposal is considered pursuant to Policy DC1 of the UDP and provisions within DM1 and SP1 of Manchester's Core Strategy.

Design and Appearance

Roof alterations including hip to gable conversion, erection of rear and side roof dormer: It is noted that the proposal would result in a large rear and side dormer. However, given the existing form of the property with a large rear projection sitting within an extremely spacious plot and given a similar development approved historically to no.73 Polefield Road (see planning ref: 033027), the bulk and form of the hip to gable and dormer extension is considered to be successfully accommodated within the host property. During the course of the application, the agent provided a plan showing the extent of roof dormers that could be accommodated on the site by utilising Permitted Development rights- including a side and rear extension. Given this, the creation of additional roof space and further extensions to the property are not considered to

result in overly large or bulky structures and is considered acceptable in scale and massing, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Whilst the form of the bedroom 4 window is considered unusual, it was important to retain the original roof form of the existing property and therefore is considered acceptable.

The dormer is set above eaves level and set below the ridge height of the host property. As such, the form of the dormer is acceptable. The form of the hip to gable roof conversion is also considered acceptable and examples of hip to gable roof alterations and/ or rear roof dormers are evident within the immediate area. As such, this element of the proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Replacement of external render system and application of additional render:

The existing stone cladding would be removed and replaced with a white render. This is considered acceptable as it would mirror the adjoining semi to be viewed as a more sympathetic feature. Other currently exposed brick areas of the property would also be rendered. Although the loss of the original brickwork is regrettable, given the render applied for the neighbouring property and given only the front elevation of the property would be easily visible from the streetscene, this is considered acceptable.

Replacement of windows and doors and insertion of 2no. roof lights within host property:

The proposed replacement of windows and doors and rooflight are considered acceptable to ensure a cohesive design across the proposal. This is considered acceptable in form and design.

Materials to be used throughout the proposal would include:

- Windows and doors- powder coated aluminum- anthracite grey RAL7016 to match next door,
- Flat roof dormer system of a Kemperol V210M system finished in grey (two coat fully reinforced cold liquid applied seamless fully bonded),
- Roof tiles to match existing,
- Permarock Scratch render (champagne) colour to match next door.

The materials chosen are considered acceptable as they would in most cases would the materials used within the neighbouring property. Further information has been supplied to understand the proposed materials and would be conditioned within the decision notice of any approval granted.

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.

Car Parking

No change to car parking arrangements would occur as a result of the proposal.

Bin Storage

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

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity, with the use of appropriate conditions attached to any approval granted. The design and appearance is in keeping with the character of the property and local area, with consideration given to similar elements that could be achieved through the route of Permitted Development.

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 positive and proactive manner, and a revised scheme has been received which is considered to overcome issues raised. Appropriate conditions have been attached to the 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 15 August 2024.

-Correspondence- Confirmation on Materials to be Used, stamped as received by the City Council as Local Planning Authority on 16 September 2024.

-Supporting Information- Permarock Scratch Render, stamped as received by the City Council as Local Planning Authority on 16 September 2024.

-Supporting Information- RAL7016 Colour for Windows and Doors, stamped as received by the City Council as Local Planning Authority on 16 September 2024.

-Correspondence- Flat Roof System for Dormer Window, stamped as received by the City Council as Local Planning Authority on 11 October 2024.

-Drawing- Proposed- Plans and Elevations, numbered 959-PA-01 REV D, stamped as received by the City Council as Local Planning Authority on 14 October 2024.

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 proposed en-suite window and family bathroom window within the proposed side dormer as shown within the approved 'Drawing- Proposed- Plans and Elevations, numbered 959-PA-01 REV D', stamped as received by the City Council as Local Planning Authority on 14 October 2024, 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 windows shall be top opening 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) Before first occupation, the proposed bedroom 3 window within the proposed side dormer as shown within the approved 'Drawing- Proposed- Plans and Elevations, numbered 959-PA-01 REV D', stamped as received by the City Council as Local Planning Authority on 14 October 2024, shall be obscure glazed up to a height of 1.7 metres above FFL 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 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.

6) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out within the Application Form, 'Correspondence- Confirmation on Materials to be Used', 'Supporting Information- Permarock Scratch Render', 'Supporting Information- RAL7016 Colour for Windows and Doors' and 'Correspondence- Flat Roof System for Dormer Window', 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.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 6, 61 Charlestown Road, Manchester, M9 7AB
Flat 5, 61 Charlestown Road, Manchester, M9 7AB
Flat 4, 61 Charlestown Road, Manchester, M9 7AB
Flat 3, 61 Charlestown Road, Manchester, M9 7AB
Flat 2, 61 Charlestown Road, Manchester, M9 7AB
Flat 1, 61 Charlestown Road, Manchester, M9 7AB
61 Charlestown Road, Manchester, M9 7AB
Polefield Nursing Home, 77 Polefield Road, Manchester, M9 7EN
73 Polefield Road, Manchester, M9 7EN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Site of Biological Interest - Name: Bailey's Wood
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA