

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141482/FH/2024
Date registered valid: 22 November 2024
Proposal: Alterations to roof including increasing the ridge height and insertion of roof lights
Address: 161 Slade Lane, Manchester, M19 2AF
Ward(s): Levenshulme Ward

Applicant: Mr Akmal Hossain
Agent (if any): Mr Barry Cullen
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 December 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 December 2024 Expired: 29 December 2024

Site notice

Posted: 23 December 2024

Expired: 16 January 2025

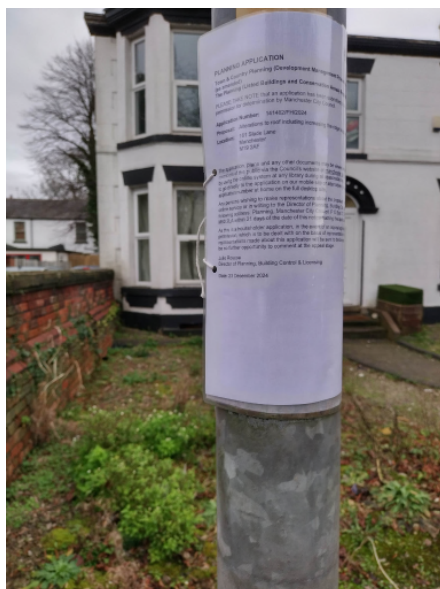


Fig.1 – Site notice

Press advert

Published: 10 December 2024

Expired: 31 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order: No

Description of area

The property at 161 Slade Lane is a two storey detached villa with a single flat roof bay at ground and first floor and two storey rear otrigger. The building comprises brickwork with a white painted frontage and a pitched slate roof. The building is in residential use. The surrounding area is predominantly residential with a mix of two and three storey houses and apartments located to the north and east of the application site. To the south is a distinctive three storey red brick Victorian villa that is used as a medical centre. The adjacent section of highway is partially managed by double yellow lines.





Fig.2 – views of the front and rear of 161 Slade Lane



Fig.3 Aerial views of the application site

Description of development

The proposed development involves:

- i. An increase in the height of both gable (side) elevations to allow the formation of a pitched roof incorporating chimney stacks (to each elevation). The eaves line would be maintained. However, the ridge line would rise from 8 metres to 9.6 metres.

- ii. The gable end elevation of a rear outrigger would have and would be extended upwards to allow the formation of a hipped pitched roof. The eaves would be maintained at the existing height and the ridge line would be 7.95 metres above ground level. Additional windows would not be added to the extension. The rear elevation incorporates a part mono pitched, part flat roof that would be incorporated into the main roof.
- iii. The layout of the first floor would be maintained as existing. The applicant has indicated that the extension would facilitate an enlarged loft area to be used as a bedroom with bathroom
- iv. Materials used in the construction of the new roof would match the existing house.

Fig. 4 – Proposed elevations

Fig.5 – Proposed layout drawings

Site history

137813/FO/2023 - Approved - 08.12.2023

Erection of two storey dwellinghouse (Class C3) to side garden with new vehicular access from Slade Lane, boundary treatments, landscaping and car parking.

Consultations & Notification Responses

Local residents – 3 emails of objection have been received and are summarised below:

- i. The planning application relates to the oldest building and was originally known as Hawthorn Cottage (constructed around 1820). The proposed roof alterations would depart from the Georgian heritage of the building and its contribution to the conservation area.
- ii. The development would depart from the historic character of the existing building and introduces incongruous architectural detailing. The development would thereby be harmful to the surrounding conservation area.
- iii. The change in the roof height may impact daylight to neighbouring properties.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually (as set out in paragraph 8):

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The statutory status of the development plan remains as the starting point for decision making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not substantially depart from existing circumstances or harm residential amenity. Section 8 would thereby be accorded with.
- ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;

- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Section 16: Conserving and enhancing the historic environment - The development has been assessed with reference to its relationship to Rushford Park Conservation Area. Paragraph 220, states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. The potential harm to the character of the conservation area should be considered relative to the significance the element affected and its contribution to the conservation area. In this case, the development would not significantly depart from the character of the existing house but would facilitate the formation of a coherent roofscape. The development would thereby be appropriately related to section 16.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is 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:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in a proportionate addition to the existing building that is appropriately related to its context. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage its sustained occupation. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1

and it is not considered that the development would unduly impact on existing drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
 - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would deliver a coherent design responses that would be appropriately related to the scale and proportions of the existing house. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN 3 (Heritage) - Is relevant as the site is in Rushford Park Conservation Area. Policy EN3 states that new developments must be designed enhance and ensure appropriate relationships to the historic environment, including conservation areas. It is considered that the development accords with these objectives.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The existing arrangements would be maintained and policy EN19 thereby accorded with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would not be unduly affected by the development. The use of matching materials would be a condition of the development. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy 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;
- b. They do not create an 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 streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

It is considered that the height, scale and proportions of roof alterations would be acceptable and would allow the adaptation of the property to meet changing household needs. The development would be appropriately related to policy DC1.

Policy 18 - Conservation Areas - Is relevant as the site is in Rushford Park Conservation Area. Amongst other things, it requires that development should seek to preserve and enhance the character of its designated conservation areas. Careful consideration should be given to the relationship of new structures to neighbouring buildings and spaces and the effect of changes to the appearance of existing buildings. For the reasons set out below, it is considered that the development would be satisfactorily related to policy DC18.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Principle - Principle of the development - The development would be satisfactory to the surrounding context, in terms of its scale, proportions and relationship to the character of the area. The development would make a positive contribution to local housing supply. The principle of the development would be acceptable.

Impact on Rushford Park Conservation Area – Notwithstanding the comments of neighbouring residents, it is noted that the application property is in need of refurbishment. The proposal presents an opportunity to improve the quality of the existing floorspace and deliver a sustained use for a property that makes an historic contribution to the locality. It is not considered that the development result in a significant departure from the composition of the existing house or its relationship to the surrounding context (including the adjacent development approved under 137813/FO/2023 for the erection of two storey dwellinghouse (Class C3) to side garden with new vehicular access from Slade Lane, boundary treatments, landscaping and car parking. The development would cause less than substantial harm that would be outweighed by the benefits of the proposal and would therefore be acceptable subject to its implementation using appropriate materials.

Height, scale and massing – The development would increase the height of the main ridge line by 1.6 metres but would maintain an appropriate relationship to neighbouring buildings in the streetscene (as shown on Fig.6). The development would result in a marginal increase in the height the ridge line to the rear outrigger (7.5 metres to 7.95 metres) and would not have an appreciable impact on views of the site form surrounding housing. It is not considered that the development would impact on the scale and proportions of the existing property.



Fig.6 – Proposed streetscene

Given the scale of the proposed development, it is not considered that residential amenity would be unduly affected by the proposal

Siting – The development would increase that height of the component parts of the roof but would not bring built form into closer proximity to neighbouring houses. Therefore, there would not be a change in the existing circumstances.

Residential amenity - Except for new rear rooflights, the development would not introduce windows to the rear of the proposal thereby maintain the existing relationship to the east of the site. Given the maintained distance to these houses in it is not considered that a limited increase in the ridge height would not unduly harm amenity, in term of its overbearing impact. It is considered that the development would improve the internal space. It is not considered that the development would unduly harm residential amenity.

Design - The appearance of the single storey extension has been appropriately related to the existing building. To ensure visually cohesion with the existing house and its context, a condition has been included to ensure the use of matching materials.

Land conditions - The development would not involve groundworks. Therefore, a remediation strategy relation to potential land contamination would not be required.

Car parking - Existing arrangements are located in the adjacent passage and would not be affected by the proposal.

Flood risk - The site is in Flood Zone 1 and the development would not present potential additional flooding or drainage risks.

Waste management - The development would not affect the existing arrangements, i.e., bin storage I in the front garden.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the application property, neighbouring housing and the Rushford Park Conservation Area.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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 received by the City Council as local planning authority on 11 November 2024 and 13 November 2024:

Planning application forms

Location plan with red edge

1355 SITE PLAN (Proposed)

1355 AS PROPOSED (Elevations and layout, including loft accommodation)

1355 STREET SCENES (Proposed)

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

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) 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 windows shall be inserted into the elevations of the development hereby approved other than those shown on the approved drawings referenced: 1355 AS PROPOSED (Elevations and layout, including loft accommodation) and 1355 STREET SCENES (Proposed).

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

161 Slade Lane, Manchester, M19 2AF

Flat, 167 - 169 Slade Lane, Manchester, M19 2AF

2 Montrose Crescent, Manchester, M19 2GF

4 Montrose Crescent, Manchester, M19 2GF

159 Slade Lane, Manchester, M19 2AF

8 Montrose Crescent, Manchester, M19 2GF

6 Montrose Crescent, Manchester, M19 2GF

167 Slade Lane, Manchester, M19 2AF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Conservation Area - Rushford Park Conservation Area 1986

Area Team Boundary - Name: NORTH AREA