MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141833/FH/2025
Date registered valid:	8 January 2025
Proposal:	Erection of a single storey side extension, rear roof dormer, new front skylight and partial chimney removal
Address:	5 Moorland Road, Manchester, M20 6BB
Ward(s):	Didsbury East Ward
Applicant:	Sophie Hammond
Agent (if any):	Jeff Smith
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 February 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 January 2025 Expired: 4 February 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white timber-framed windows, including a two-storey hexagonal bay to the front with a gable end roof form, a front porch canopy/overhang, a front dormer window, a brick driveway and modest front garden, a single storey rear extension, and a rear garden.




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Description of area

Moorland Road is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Wilmslow Road (B5095), Beaver Road Primary School, and Didsbury District Centre. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to the district centre.

Description of development

The applicant is seeking permission for the erection of a single storey side extension and rear roof dormer to provide additional living accommodation.

Planning history

129137/LP/2021 - Certificate of lawful proposed development for the erection of single storey side extension and provision of additional velux rooflights on front and rear elevation – Approved (12.03.2021).

132099/FH/2021 - Erection of 2.4-metre-high timber fencing, 2.5-metre-high timber pergola and installation of raised decking to rear garden area – Approved (06.01.2022).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

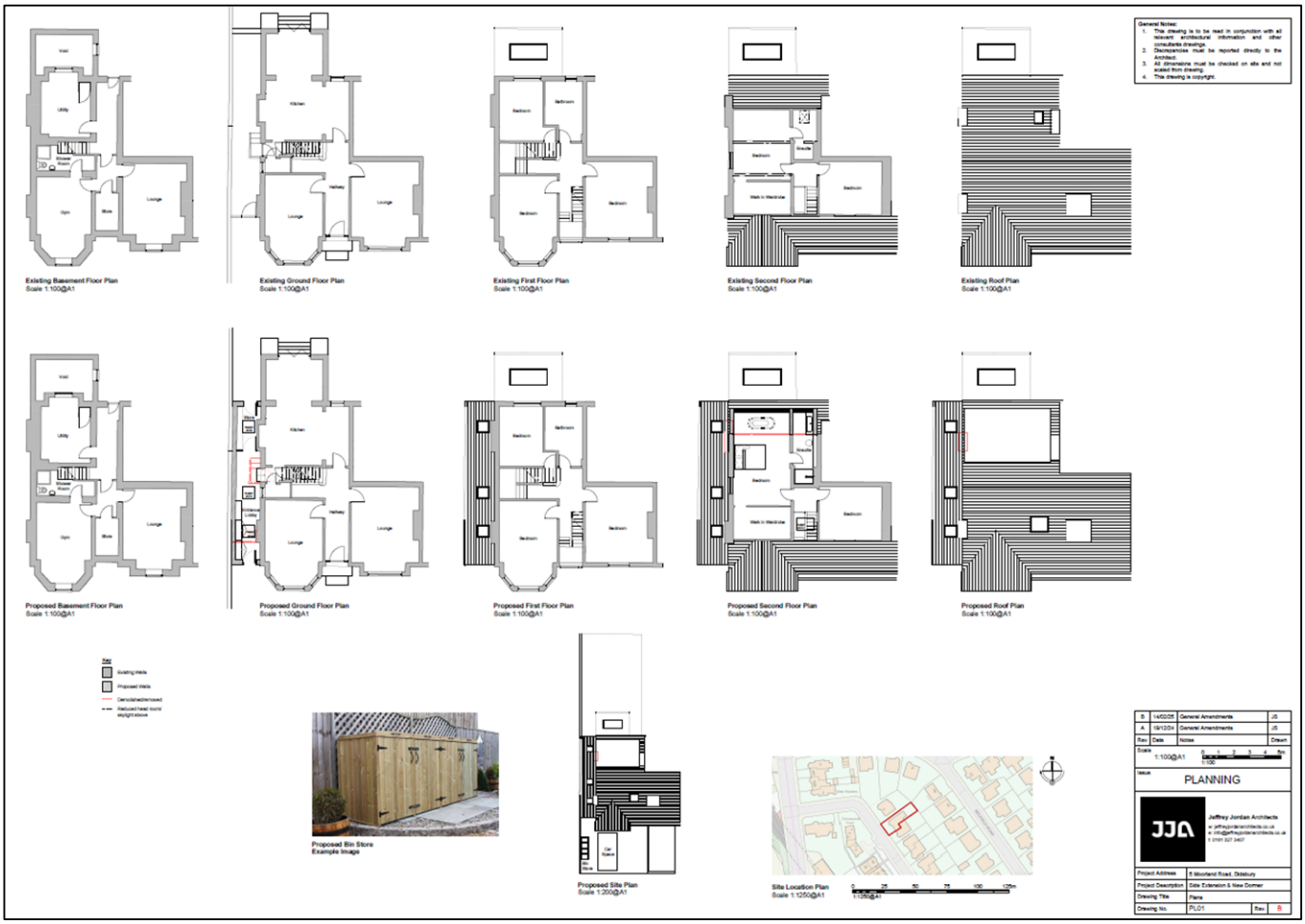
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

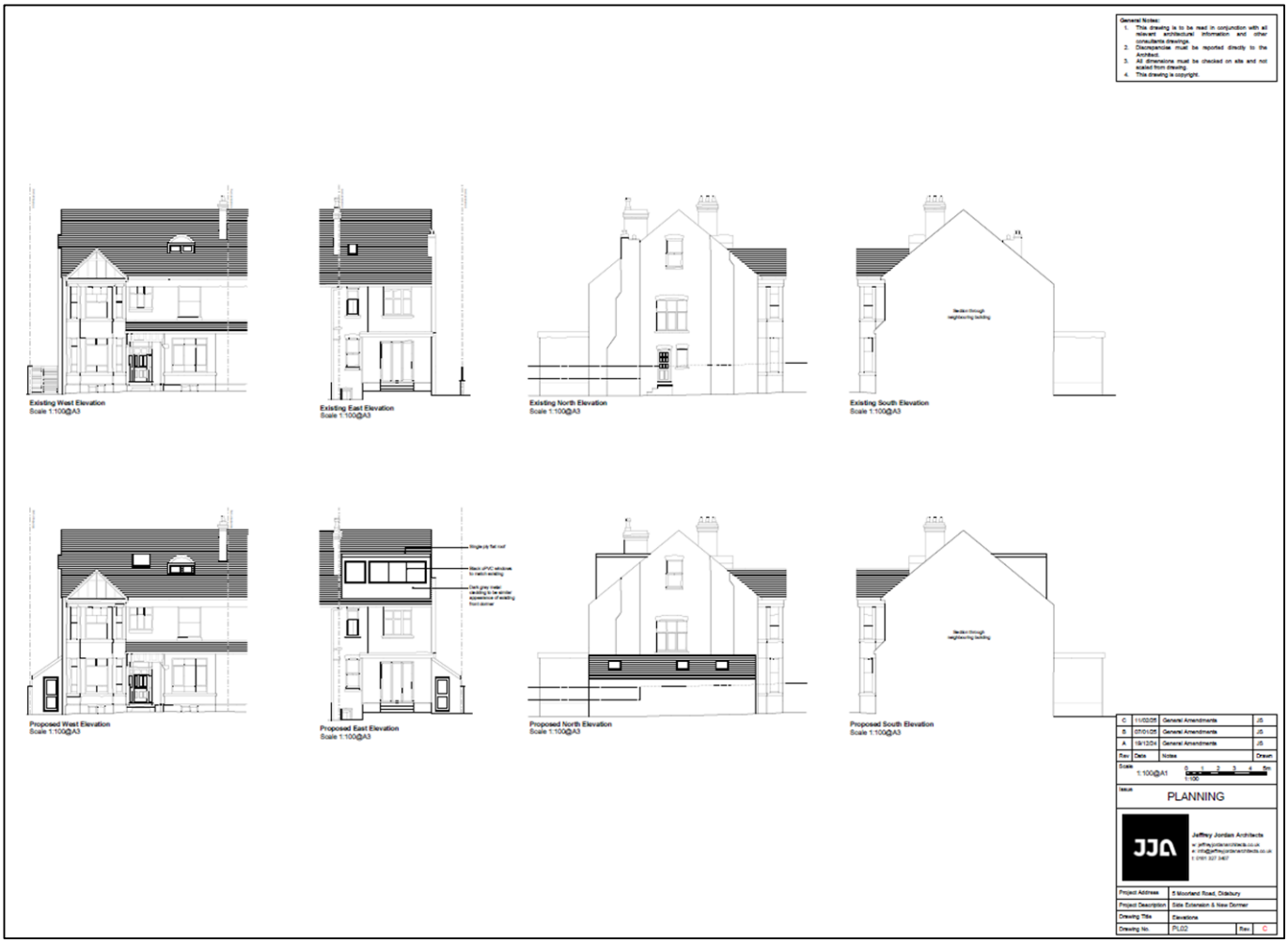
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted proposed [amended] plans



Submitted proposed [amended] elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side extension together with a rear dormer to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the side of the property, facing northwest. It would project 1.862m sidewards from the host dwellinghouse, with a length of 10.437m, a pitched roof height of 3.672m, and an eaves height of 2.188m. It would be sited along the boundary shared with No.3 Moorland Road.

The dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, set 2.282m below the existing ridge and 0.565m above its eaves. It would measure to 3.428m in length, 5.511m in width, and 2.822m in height. A gap of 0.163m would be maintained to the adjoining property and a gap of 0.092m would be maintained to the gable end of the roof.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the side extension would be built of brickwork and slate roof tiles to match the existing dwellinghouse with uPVC-framed windows and composite doors. Its side elevation would be blank, whilst its front elevation would feature 1no. inward-opening door and its rear elevation would feature 1no. inward-opening door. Its northwest-facing roof slope would feature 3no. skylights.

The submitted application form and proposed drawings indicate that the dormer extension would feature dark grey metal cladding with a single ply flat roof, and black uPVC windows. It side elevations would be blank, whilst its rear elevation would feature 3no. windows.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene. However, the side extension's use of matching materials should provide a blended

appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. To further safeguard the appearance of the host dwellinghouse, a condition has been attached requiring samples and/or specifications of the metal cladding to be used on the rear dormer to be submitted prior to above-ground works taking place at the site. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the side extension would be single storey with a maximum roof height of 3.672m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the gable end roof edge, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the dormer's only windows would be rear-facing and setback from the eaves. As such, they should provide no further degree of overlooking than any existing windows at first-floor level.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Parking – the current parking arrangements would be unaffected by the proposal as sufficient space for at least one vehicle (2.4m by 4.8m) would be retained on the driveway.

Waste storage – the proposal would result in external access to the rear of the property being lost, however, details of a secure and covered timber-panelled bin store located to the front of the property have been provided. The bin store would accommodate 4no. 240L refuse bins, screening them from view, thereby minimising the degree of harm caused to the visual amenity of the area. This has been conditioned accordingly.

These arrangements are considered acceptable, pursuant to policies DM1 and EN19 of the Manchester Core Strategy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed elevations included within the document titled 'Elevations', numbered 'PL02 REV C', stamped as received by the City Council as Local Planning Authority on the 13th February 2025. Proposed plans included within the document titled 'Plans', numbered 'PL01 REV B', stamped as received by the City Council as Local Planning Authority on the 19th February 2025.

Reason - To ensure that the developments are carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans, including:

- Brickwork to match the existing dwellinghouse on the side extension
- Slates to match the existing dwellinghouse on the side extension
- uPVC windows to match the existing dwellinghouse on the side extension
- Composite doors to match the existing dwellinghouse on the side extension
- Dark grey metal cladding on the dormer extension
- A single ply flat roof on the dormer extension
- Black uPVC windows on the dormer extension

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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) No above-ground works shall commence unless and until samples and/or specifications of the dark grey metal cladding to be used on the rear dormer extension, as shown on revised drawing ‘Elevations’, numbered ‘PL02 REV C’, have been submitted to and approved in writing by the City Council as Local Planning Authority.

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.

5) The proposed bin store, shown on revised drawings labelled ‘Plans’, numbered ‘PL01 REV B’, shall be implemented and be in place prior to the first use/occupation of the extensions and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

8A Belfield Road, Manchester, M20 6BH
Flat Above, 8 Belfield Road, Manchester, M20 6BH
7 Moorland Road, Manchester, M20 6BB
Flat 3, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
Flat 1, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
Flat 2, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
Flat 4, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
Flat 6, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
Flat 5, Fortuneswell Court, 2 Moorland Road, Manchester, M20 6LS
3 Moorland Road, Manchester, M20 6BB
Flat 4, 7 Moorland Road, Manchester, M20 6BB
Flat 2, 7 Moorland Road, Manchester, M20 6BB
Flat 3, 7 Moorland Road, Manchester, M20 6BB
Flat 1, 7 Moorland Road, Manchester, M20 6BB
8 Belfield Road, Manchester, M20 6BH
10 Belfield Road, Manchester, M20 6BH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA