MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141688/FH/2024
Date registered valid:	6 December 2024
Proposal:	Erection of front porch, raising of roof ridge and rear roof dormer to create additional accommodation.
Address:	78 Kerscott Road, Manchester, M23 0FN
Ward(s):	Brooklands Ward
Applicant:	Mr Zaher Khan
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th January 2025**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 14 January 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 2 January 2025 Expired: 23 January 2025
Site notice
No site notice has been produced
Press advert
No press advert had been published
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The site/building relates to a modern two storey detached dwelling house in the Brooklands ward area of Manchester built circa 1996/97. The property features a gable fronted roof with gable roof overall. The property is predominantly brick built with render at first floor and quoins brick detailing on the front of the property. A bay window is at the ground floor with dual pitch canopy covered front entrance. The garden is open planned with access along the sides of the house and single storey side extension located on the northeast elevation of the property.



Listed building: Not applicable
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is characterised by similar forms of properties varying from a mix of terraced, semi detached and detached residential dwelling houses.

Description of development

The applicant is seeking planning permission for a front porch, raising of roof ridge and rear roof dormer to create additional accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 78 Kerscott Road

Previous applications relating to this site as follows:

There have been no previous planning application relating to this site, however, the site forms part of the new estate built circa 1996/97.

Residential Amenity

The applicant is seeking planning permission for a front porch, raising of roof ridge and rear roof dormer to create additional accommodation.

Dormer would sit within the roof at the rear set in from the side walls of the host dwelling house and set down from the ridge height.

Raising of the roof

The existing roof as forementioned is gabled. The applicant is proposing to raise the roof slightly measuring 300mm from existing measuring approximately 2.6m to proposed at 2.9m overall.. The changes would not affect the design of the roof as this is proposed to remain gabled with the retention of the gable projection at the front. The City Council considers the raising of the roof as acceptable especially given that the neighbouring properties are slightly higher than that of the application property. Therefore, it is considered that raising the roof would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal would not result in any unduly unacceptable impact upon residential amenity with regards to loss of light or overbearing impact.

Rear Dormer

The construction of a rear roof dormer window would be set within the main roof of the house, set down from the existing ridge height and set in significantly from the sides of the roof. Two windows

are proposed facing the rear and given the distance to properties at the rear along Hawkridge Drive, in terms of overlooking or loss of privacy, would no more provide any further additional harm than an existing rear bedroom window at first floor.

The City Council considers the change to the roof design as acceptable. The dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Front porch

As part of the changes, the applicant proposes to erect a front porch which would project 1.4m to a width of 2.3m and a height of 2.7m approximately with a flat roof. This is considered to be an acceptable addition to the front of the property especially given that there is a precedent already established within the area.

The changes would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposal is acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The properties within the immediate area vary in style, height and design. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Bins

The storage of refuse bins are not affected by this proposal.

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

Received on 6th December 2024 Drawn by LK annotated as Proposed Front, Rear and Side Elevations

Received on 6th December 2024 Drawn by LK annotated as Proposed Ground Floor Plan, Level 01 and Level 02

Received on 6th December 2024 Drawn by LK annotated as Proposed Section and 3D

Received on 6th December 2024 Design & Access Statement

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.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

43 Kerscott Road, Manchester, M23 0GD
12 Hawkridge Drive, Manchester, M23 0GG
80 Kerscott Road, Manchester, M23 0FN
10 Hawkridge Drive, Manchester, M23 0GG
45 Kerscott Road, Manchester, M23 0GD
41 Kerscott Road, Manchester, M23 0GD
76 Kerscott Road, Manchester, M23 0FN
74 Kerscott Road, Manchester, M23 0FN
39 Kerscott Road, Manchester, M23 0GD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA