MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141862/FH/2025
Date registered valid:	7 January 2025
Proposal:	Hip to gable roof conversion with installation of rear dormer
Address:	36 Fog Lane, Manchester, M20 6AL
Ward(s):	Didsbury East Ward
Applicant:	Elvira Chinea
Agent (if any):	Jon Lingard Linberg Design Associates Limited
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25/02/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/02/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 January 2025 Expired: 6 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
The site comprises a two-storey brick built semi-detached property in the Didsbury East ward area of Manchester. The property has gable fronted bay windows and lean-to roof porch to the front with a single storey side and rear wrap around extension. The property benefits from a front and rear garden and hardstanding driveway. The property is bounded by timber fencing, hedging and soft landscaping at the side and rear, and a low-level brick wall to the front.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Fog Lane runs between Wilmslow Road and Kingsway(A34) in South Manchester. Primarily a residential street, there is a mixture of different building types such as detached, semi, terraced and low-level apartment blocks. The site is in close proximity to Didsbury District Centre, Fog Lane Park and Didsbury Village Metrolink stop.

Description of development
The applicant is seeking permission for the erection of rear dormer and associated hip-to-gable roof conversion.

Consultations & Notification Responses
Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.
- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:
- S1- Sustainable development

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):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for a hip to gable conversion and rear dormer to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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 alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed rear dormer would span the width of the roof at 5745mm, leaving gaps of 220mm to the edge of the roof and 500mm to the party wall with the adjoining house, it would have a maximum projection of 3545mm, and a maximum height of 2435mm and would be set in from the eaves by 620mm.

The dormer is only marginally larger than what is allowed under permitted development rights, in addition, there is a precedent for rear dormers in this area with many of the properties featuring them such as 18, 22, 26, 42, Fog Lane, 14, and 26 Anerley Road. It is not anticipated that the dormer element of the proposal would cause any issues in terms of its dimensions.

The hip to gable conversion could be completed under permitted development rights, moreover there is a precedent for hip to cable conversions in this locale, such as 26 Anerley Road, 6 Thurleigh Road, 26 and 42 Fog Lane, as such the proposed hip to gable extension is deemed acceptable in terms of its scale.

Residential Amenity
The hip-to-gable roof conversion and rear dormer should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property. Moreover, though the hip-to-gable roof conversion would feature one window along its side elevation, facing no.34 Fog Lane, this is considered acceptable given that it would be obscurely glazed. As such, the existing levels of residential amenity would not be significantly affected by these works. The proposed rear dormer should also not compromise the privacy of neighbouring occupiers as its only windows / doors are to be rear-facing and set back from the eaves. As such, they would provide no further degree of overlooking than any existing rear windows at first floor level

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity
The rear dormer would make use of dark grey/black cladding with black framed glazed windows. The design is considered to be relatively standard for rear dormers of this type and it would be in-keeping with the appearance of the comparable rear dormers already existing in this locality. In addition to this, the dormer is to be sited at the rear of the property and, as such, would not be visible from the street scene and would have no significant effect on the overall character of the area.

The hip to cable conversion associated with the rear dormer would have a maximum height of 3165mm from the eaves, and would be in line with the existing roof ridge and adjoining property.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Proposed Plans, Elevations and Location Plan – Received 07 January 2025 – Drawing number: PP01

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing
Before first occupation the windows in the Proposed Side elevation 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.

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

Appendix 1 – List of consultees & neighbours notified

11 Fog Lane, Manchester, M20 6AX
34 Fog Lane, Manchester, M20 6AL
13 Anerley Road, Manchester, M20 2DJ
2A Essex Avenue, Manchester, M20 6AN
15 Anerley Road, Manchester, M20 2DJ
38 Fog Lane, Manchester, M20 6AL

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