

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140905/FH/2024
Date registered valid: 7 October 2024
Proposal: Hip to gable roof extension together with the installation of a rear dormer and the erection of a single-storey rear extension.
Address: 115 Heaton Park Road, Manchester, M9 0QQ
Ward(s): Higher Blackley Ward

Applicant: Mr Mohamad Asif Ghaznavi
Agent (if any): Mr Abdul Hadi Sabawan
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 November 2024

Standard consultations:

Printed: 18 October 2024 Expired: 8 November 2024

Neighbour notifications

Printed: 18 October 2024 Expired: 8 November 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/area



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The surrounding area is predominately residential in nature with houses of similar character, scale and form.

Description of development

The application seeks planning permission for the erection of a hip to gable roof extension together with the installation of a rear dormer, two front rooflights and a single-storey rear extension to form additional living accommodation.

The proposed single storey extension would project 3.65m and extension would measure 3.46m in width, providing an infill between the shared boundary with no.113 and the applicant's existing single storey rear extension (5.3m). The extension would be designed in matching brickwork and accommodate a mono-pitched roof approx. 2.95m in maximum height.

The proposed rear box dormer window would measure 5.83m (w) x 2.1m (h) x 3.13m (d) and be clad in vertically hanging roof tiles to match the original dwellinghouse. The proposed hip to gable roof extension and rear dormer window would create a total additional volume of 31.94m³. The original rear chimney stack will be removed to facilitate this development, whereas the front shared stack will be retained.

The proposal would create extended living space at ground floor and additional two bedrooms and WC at second floor.

The proposal would involve the insertion of glazed French doors in the rear elevation at ground floor, two rooflights to the front roofscape and two windows within the rear elevation of the dormer extension to serve a bedroom and WC (obscure glazed).

Consultations & Notification Responses

Local responses

One letter of representation was received from local residents raising the following concerns:

- Overlooking from rear dormer windows

Whilst overlooking is a material planning consideration, the rear dormer window proposed is considered permitted development, which is not within the remit of planning control.

Consultee responses

Environmental Health – No objections.

Relevant Planning History

At the application site –

082901/FH/2007/N1 – Erection of single storey side and rear extension to create additional living accommodation. Approved 14.06.2007.

History of negotiations

The planning officer requested the following amendments in order to address outstanding concerns relating to visual and residential amenity:

- Reduce the rear extension to 3.65m along the party wall boundary
- Provide volume calculations of hip to gable and rear dormer extensions
- Correct the fenestration proposed in the rear dormer
- Accurately annotate obscure glazing to rear elevation (WC only)
- Accurately show proposed rooflights on floor plans & elevations
- Correct the position and retention of the shared chimney on existing & proposed elevations
- Show matching brickwork to the proposed gable end side elevation

The agent submitted revised plans (REV E) by 28/01/2025 which addressed initial concerns and the application was assessed accordingly.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of allowing residents to extend and develop their homes to provide enlarged or improved living accommodation is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property or upon the visual and residential amenity of neighbouring occupiers. On balance, the revised proposal is deemed compliant with saved policy DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, and chapter 12 of the NPPF.

Impact on visual amenity and the streetscene:

The revised proposal (REV E) seeks permission for a hip to gable roof extension together with the installation of a rear dormer, two front rooflights and a single-storey rear extension.

The proposed hip to gable conversion would allow the rear dormer to be sited along the rear elevation, providing an additional total roof volume of approx. 31.94 cubic metres. The hip-to-gable roof conversion would be built of brickwork and roof tiles to match the existing whilst the rear dormer would feature a flat roof and would be faced with vertically hanging roof tiles. Two rooflights are proposed to the extended front roofscape. This proposed design, scale and materiality would comply with the parameters defined by Class B and C, Part 1, Schedule 2 of the (General Permitted Development) (England) Order 2015 ("the Order") as amended and therefore does afford a legitimate fallback position.

The proposed single storey rear extension would measure 3.65m in overall projection from the original rear elevation, sited along the shared boundary with the adjoining property no. 113 Heaton Park Road. The proposed extension would measure 3.46m in width and infill between the shared boundary with no.113 and the applicant's existing single storey rear extension (5.3m). The extension would be designed in matching brickwork and accommodate a mono-pitched roof approx. 2.95m in maximum height. The height of the proposed rear extension appropriately relates to the height parameters of the existing building, achieving a subservient addition which would not be visible from public vantage points.

Overall, the proposed extensions are considered to be subservient to the existing property therefore, this proposal does not create any significant impacts in terms of visual amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Impact on residential amenity:

Due to the siting, scale, and orientation of the proposal, it is not considered that the developments would cause undue harm to residential amenity in terms of loss of light, overshadowing, overlooking or loss of privacy, particularly given that the only windows and doors for the proposed developments are rear facing. These windows / doors would be set back from the eaves and would therefore provide no further degree of overlooking than any existing rear windows at first floor level and, as such, should not compromise the privacy of neighbouring occupants.

The revised single storey rear extension would project 3.65m along the shared boundary with the adjoining neighbouring property, no.113, this proposed scale is compliant with guidance contained within saved policy UDP DC1.3.

The revised proposal is therefore acceptable in regard to their minimal effect upon residential amenity as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by this proposal, compliant with Core Strategy policy EN19.

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 revised 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, Place for Everyone and other material considerations. In this instance negotiations took place with regards to accuracy of the submitted plans, the proposed fenestration, obscure glazing, and reduction in projection of the single storey rear extension. Amended plans were submitted showing revised fenestration and reduction in depth of the rear extension, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Existing & Proposed Plans and Elevations', numbered '1-ARW-MAN 1 REV E', stamped as received by the City Council as Local Planning Authority on the 28/01/2025.
- 'Site & Block Plan', numbered '1-ARW-MAN 3', stamped as received by the City Council as Local Planning Authority on the 23/12/2024.
- 'Section & Details Plan', numbered '1-ARW-MAN 2 REV D', stamped as received by the City Council as Local Planning Authority on the 27/01/2025.

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

3. Matching materials

The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

113 Heaton Park Road, Manchester, M9 0QQ
122 Heaton Park Road, Manchester, M9 0QQ
57 Caldecott Road, Manchester, M9 0PU
55 Caldecott Road, Manchester, M9 0PU
53 Caldecott Road, Manchester, M9 0PU
51 Caldecott Road, Manchester, M9 0PU
120 Heaton Park Road, Manchester, M9 0QQ
118 Heaton Park Road, Manchester, M9 0QQ
117 Heaton Park Road, Manchester, M9 0QQ

Appendix 2 – Planning constraints

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