MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141732/FH/2024
Date registered valid:	12 December 2024
Proposal:	Erection of single storey front extension to form additional living accommodation
Address:	33 Elm Road, Manchester, M20 6XD
Ward(s):	Didsbury West Ward
Applicant:	Mr F Dhawahir-Scala
Agent (if any):	Mr Paul Judge, Paul Judge Design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 January 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 January 2025

Standard consultations: Printed: 23 December 2024 Expired: 16 January 2025

Neighbour notifications: Printed: 23 December 2024 Expired: 16 January 2025

Site notice: Posted: 10 January 2025 Expired: 31 January 2025

Press advert: Published: 7 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

The application relates to a large two-storey detached villa of red/brown brick with a dark grey slate roof complete with pitched dormers and gable end roof forms clad in black timber weatherboarding.

The property is setback from the highway, sited within an irregularly shaped plot, with gardens and mature trees to all sides, and is bordered by a mixture of high-level hedges and fences, with a chain link fence to its north-western boundary, separating the site from the Northern Lawn Tennis Grounds.

The property features white timber windows with black cills, including a two-storey bay to its south-western elevation, a long driveway which borders the adjacent railway cutting, as well as a number of recent alterations which include: the construction of a raised terrace (108680/FH/2015/S2) and retractable roof canopy (130471/FH/2021), and the addition of a second floor extension with dormers and a Juliet balcony to the side (109920/FH/2015/S2 and 111044/FH/2016/S2).













Description of area

Elm Road is a residential street situated within the Didsbury West ward of Manchester, close to Northern Lawn Tennis Club, West Didsbury high street and West Didsbury Metrolink tram stop. The area is primarily residential in terms of its character, consisting of large detached and semi-detached residential properties which vary in terms of their design and style and feature spacious front and rear gardens.

It should also be noted that the application site is situated on the northern outskirts of the Blackburn Park Conservation Area, which was first designated in 1979. The Blackburn Park Conservation Area originally consisted of open fields which surrounded a single large, detached property, Parkfield House, owned by Charles Blackburn. Over time, Blackburn sold limited portions of land, with plots large enough to accommodate three to four houses only, thus explaining the varied form of development currently extant in the park.

Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park. Building materials and styles are very varied. The older houses generally have textured light red or buff brick walls with blue slate roofs, and in some cases brick or stone dressings in contrasting colours are used even for window mullions. The later houses are predominantly smooth red brick, though render, half-timbering and decorative tile fringing are extensively used. Red tile and occasionally green slate are used for roofs and vertical cladding. All houses have pitched roofs, some of them steep, and there are a variety of gables, hips and half hips topped with interesting finials. Most of the houses within the Conservation Area remain largely in their original form, with earlier properties generally being larger than later ones. Some houses have been built in later years, mainly on sites made vacant by demolition, and these for the most part have been in-keeping with the character of the Conservation Area.

Blackburn Park is a prosperous residential area in the south of the city, and development control is aimed at maintaining this prosperity as well as the quality of the environment.

Description of development

The applicant is seeking permission for the erection of a single storey front extension to form additional living accommodation.

Planning history

108680/FH/2015/S2 - Erection of raised terrace together with elevation alterations to create new doorway – APPROVED (09.06.2015).

109920/FH/2015/S2 - Erection of a second floor extension with dormers and Juliet balcony to the side to form additional living accommodation – APPROVED (07.10.2015).

111044/FH/2016/S2 - Erection of a second floor extension with dormers and Juliet balcony to the side to form additional living accommodation – APPROVED (14.03.2016).

130471/FH/2021 - Erection of canopy with retractable roof over existing terrace – APPROVED (29.07.2021).

136976/FH/2023 - Erection of a 2.10 metres high replacement boundary wall to part of the Elm Road frontage – APPROVED (07.07.2023).

Consultations & Notification Responses

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

TfGM made no objection to the proposal, indicating that the works would be unlikely to affect Metrolink operations.

Blackburn Park Conservation Society objected to the proposal, highlighting the following concerns:

- The extension would not be in-keeping with the Arts and Craft character of the building or the Blackburn Park Conservation Area.
- The existing open porch is a distinguishing feature which is also reflected in a number of the surrounding properties built during the same period.
- The flat roof of the extension is an alien feature to the front elevation and would cause harm to the character of the property.
- The new entrance hall overlaps the dominant gable feature of the Elm Road frontage and lacks identity as an entrance to the property.
- The fenestration is unsympathetic to the existing dwellinghouse and does not acknowledge the submitted Heritage Statement.
- This is not a good proposal for a landmark corner junction house in the Blackburn Park Conservation Area and should be refused.

Policies

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

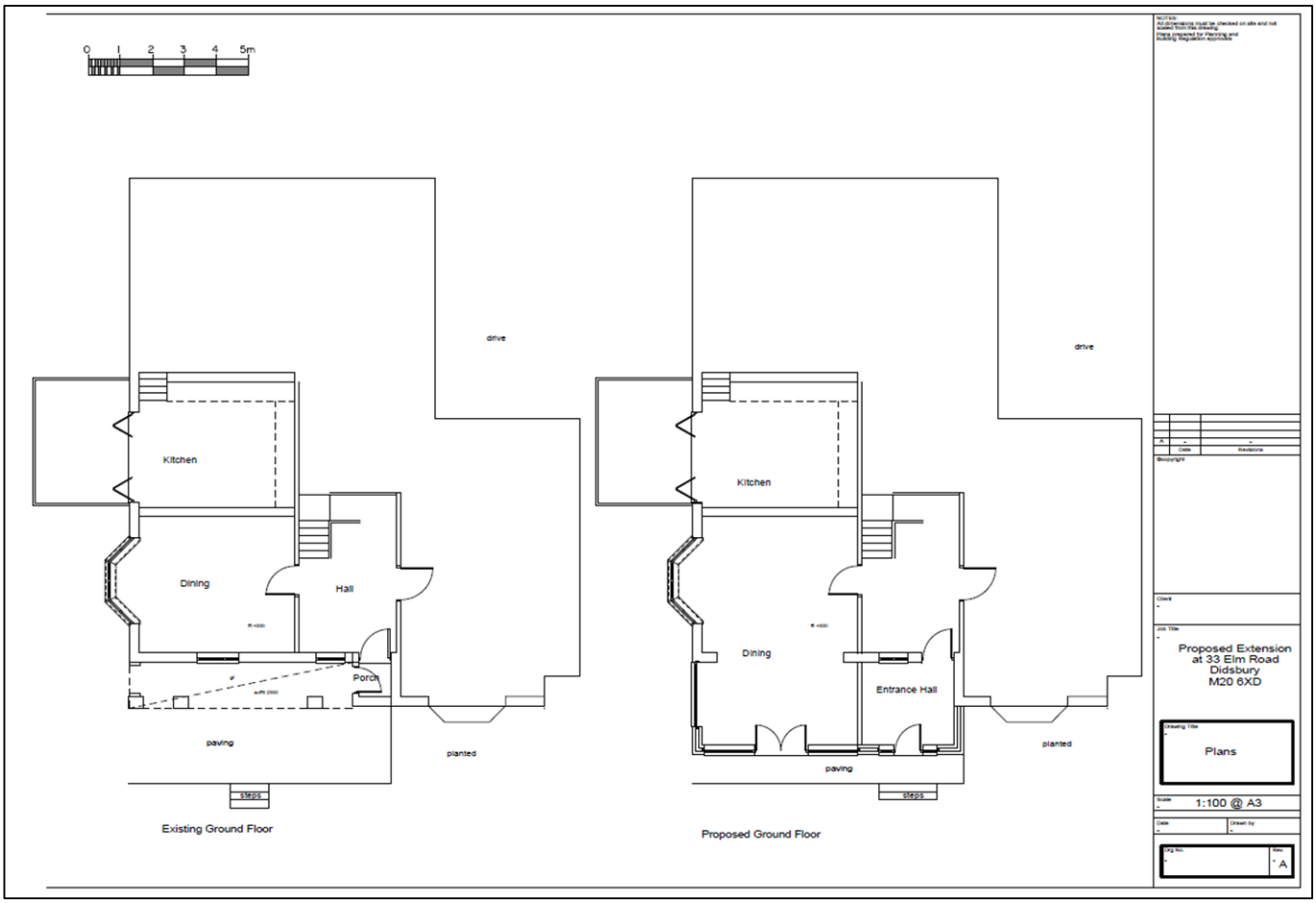
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC – Residential Extensions
- Policy DC18 – Conservation Areas

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
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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
- Policy JP-P2 – Heritage



Submitted [amended] existing and proposed ground floor plan



Submitted [amended] proposed 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 front extension 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, the Blackburn Park Conservation Area, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the front of the property, facing southwest. It would project 1.762m frontwards from the host dwellinghouse, with a length/depth of 3.314m, a width of 9.755m, and a flat roof height of 3.925m. A gap of 11.252m would be maintained to the plot's front/southwestern boundary and a gap of 9.21m would be maintained to the plot's northwestern boundary.

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 front, side, and 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 indicates that the extension would utilise brickwork to match the existing, with dark grey aluminium-framed windows and doors, and a flat roof. The extension would feature two sets of inward-opening doors framed by glazing to its front elevation, one window to its northwestern side elevation, and a blank southeastern side elevation.

It is acknowledged that concerns were raised in relation to the proposal's impact upon the visual amenity of the area. However, it is considered that 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 front of the property, the proposal would not be highly visible within the street scene or public realm, on account of its considerable setback from the highway in addition to the high-level boundary treatment and mature foliage, which should largely screen it from public view. Further to this, its use of matching brickwork should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. 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.

Impact upon the Blackburn Park conservation area – it is acknowledged that concerns were raised in relation to the proposal's impact upon the Blackburn Park Conservation Area. However, given that the proposal would be sited at the front of the property, utilising matching brickwork to the host dwellinghouse (which would provide a blended appearance with the existing property), with a considerable setback from the public highway and associated footpath and would predominantly be screened from view by the existing high-level boundary treatment and mature foliage present along the plot's perimeter, it is considered that the degree of harm caused to the visual amenity of the area and the character of the Blackburn Park Conservation Area would be limited.

The proposal is therefore considered to accord with paragraph 202 of the NPPF, which stipulates that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

The extension would provide benefits in the form of improved and enlarged living accommodation for the property's occupiers, which would outweigh the potential harm caused

to the Blackburn Park Conservation Area as a result of the works. It should also be noted that the proposal would also not affect the most significant aspects of the Conservation Area as the spacious nature of the application plot, the appearance of the surrounding dwellinghouses, and existing street patterns would remain largely unaffected.

Residential amenity – given that the extension would be single storey with a maximum flat roof height of 3.925m, and considerable gaps maintained to the plot's shared boundaries, 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, the extension's windows/doors would be sited at a sufficient distance away from the plot's shared boundaries, therefore, the privacy of neighbouring occupiers should not be compromised as a result of the works.

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

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations**.**

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 policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE joint development plan document.

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:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13602433', stamped as received by the City Council as Local Planning Authority on the 12th December 2024.

‘Proposed Ground Floor REV A’, stamped as received by the City Council as Local Planning Authority on the 27th January 2025.
‘Proposed Elevations REV A’, stamped as received by the City Council as Local Planning Authority on the 27th January 2025.
‘Site Plan Proposed’, stamped as received by the City Council as Local Planning Authority on the 12th December 2024.

Reason - To ensure that the development is 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 extension hereby permitted shall match those specified on the submitted application form and approved plans, including:

- Brickwork to match the existing dwellinghouse.
- A flat roof.
- Dark grey aluminium-framed windows.
- Dark grey aluminium-framed doors.

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 development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Metrolink
Blackburn Park Conservation Society

3 Pine Road, Manchester, M20 6UY
Annexe, 1 Pine Road, Manchester, M20 6UY
29 Elm Road, Manchester, M20 6XD
26 Elm Road, Manchester, M20 6XD
1 Pine Road, Manchester, M20 6UY
31 Elm Road, Manchester, M20 6XD
27A Elm Road, Manchester, M20 6XD
Northern Lawn Tennis And Squash Club, Palatine Road, Manchester, M20 3YA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Blackburn Park Conservation Area 1979
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: SOUTH AREA