



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141769/FH/2024

DATE REGISTERED VALID: 18 December 2024

PROPOSAL: Alterations to roof including hip to gable conversion, together with the erection of a single storey side extension

ADDRESS: 3 Willoughby Avenue, Manchester, M20 6AS

WARD(S): Didsbury East Ward

APPLICANT: Ms Dougal

AGENT (IF ANY): Mr Steven Mellor, William McCall

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 07 February 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 January 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 7 January 2025 Expired: 28 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to a detached property on Willoughby Avenue. The property features an existing single storey rear extension and garden to front side and rear. Parking is on street.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Didsbury East ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant originally proposed alterations to roof including hip to gable extensions, increase in roof height, installation of roof dormer together with the erection of a single storey side extension.

ALTERATIONS TO ROOF

The proposal converts the roof from a hipped roof to gable roof with a small increase in roof height. The proposal also includes a side facing roof dormer with windows. The new roof is finished in brick and tile to match.

SINGLE STOREY SIDE EXTENSION.

The proposal adds a new single storey side extension with a projection of 1500mm at the front and stepping out to 1800 towards the rear. The proposed extension is finished in brick and tile to match.



PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations

NEGOTIATIONS

Issues have arisen in the consultation period.

The raise in roof height combined with the full-length dormer would create a substantial massing to the boundary with the adjacent bungalow.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme removes the dormer feature and maintains the current roof height on the hip to gable conversion.

The new description of development is Alterations to roof including hip to gable conversion, together with the erection of a single storey side extension.



Figure 2. Updated proposed plans and elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED PROPOSED DEVELOPMENT

Not required as reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building utilising matching brick.

The roof height is proposed to be maintained as part of the hip to gable conversion integrating the existing chimney stack.

The proposal is designed to be subservient to the original dwelling house with the new roof having the same footprint as existing with minimal massing created by the hip to gable conversion. The side extension is entirely at ground level minimising any addition massing concerns.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposal is similar in size and scale to others nearby, notably the gable end to No 5. Therefore, it can fit on the property site and won't disrupt the area's existing features.

It is noted that several properties on Willoughby Way have gable roofs with the adjacent No5 having a taller gable end which would create a flow from the proposed roof at No3.

No.1 is a bungalow, and so greater consideration needs to be placed on the massing impacts to the property however the minimal extra massing created by the hip to gable would not create a dominant effect. All the other local properties are two storeys, including no5 with a gable end and dormer and so there is a precedent in the area for large massing's around No1.

It is noted that hip to gable conversions are often permitted development, so they are not an usual feature withing a residential street scene.

The side extension is entirely at ground floor level so has minimal impacts to the street scene with ground floor extension being accepted into the vernacular of the street.

EFFECTS ON AMENITY

PRIVACY

The proposal adds new windows in the rear roof level of the building. Due to this elevation facing into the side of No5 this window will require an obscured glaze to minimise overlooking concerns into adjacent properties as it defacto acts as a side facing window.

The proposal features new rooflights to the new roof. Due to the positioning, closer to the apex of the roof, the risk of overlooking would be minimal and provide light to the proposed roof accommodation.

The side extension is entirely at ground floor level so has minimal impacts to privacy.

LIGHT

Given the minimal massing addition of the hip to gable within the main roof the impact to local light will be minimal compared to the existing.

The side extension is entirely at ground floor level so has minimal impacts to light.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area, notably a rear garden.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development retaining most of the green space within the curtilage.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment with the proposal using existing drainage on site.

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.

CONCLUSION

The proposed development at 3 Willoughby Avenue, involving alterations to the roof and the addition of a single-storey side extension, has been carefully reviewed. The updated plans, which maintain the current roof height and remove the dormer feature, address concerns about massing and impact on neighbouring properties. The design is in keeping with the character of the area and uses materials that match the existing structure. The proposal is considered acceptable in terms of siting, layout, scale, and impact on amenity. Therefore, it is deemed acceptable, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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 PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Site Plan	06 Feb 2024	12/24/118 Rev A	
b.	Drawing - Proposed	06 Feb 2024	12/24/118 Rev A	FLOOR PLAN AND ELEVATIONS
c.	Application Form	18 Dec 2024		APPLICATION FORM

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. OBSCURED GLAZING

Before first occupation the windows in the gable end rear 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

5 Willoughby Avenue, Manchester, M20 6AS
 8 Willoughby Avenue, Manchester, M20 6AS
 4 Willoughby Avenue, Manchester, M20 6AS
 14 Willoughby Avenue, Manchester, M20 6AS
 2 Willoughby Avenue, Manchester, M20 6AS
 16 Willoughby Avenue, Manchester, M20 6AS
 10 Willoughby Avenue, Manchester, M20 6AS
 12 Willoughby Avenue, Manchester, M20 6AS
 1 Willoughby Avenue, Manchester, M20 6AS
 106 Fog Lane, Manchester, M20 6TH
 6 Willoughby Avenue, Manchester, M20 6AS

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