

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140401/FH/2024

Date registered valid: 14 August 2024

Proposal: Erection of single storey rear extension, installation of rear dormer and basement conversion and extension with lightwells and terrace with stairs and lower terrace.

Address: 56 Manley Road, Manchester, M16 8HP

Ward(s): Whalley Range Ward

Applicant: Miss Tegan Jones

Agent (if any): Mr Justin Keleghan Plans To Build It Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29 November 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 September 2024

Standard consultations:

Printed: 16 August 2024 Expired: 7 September 2024

Neighbour notifications

Printed: 16 August 2024 Expired: 7 September 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

56 Manley Road relates to a three-storey brick-built semi-detached Victorian villa in Whalley Range ward, Manchester. The application property features bay windows to the front and rear elevations and a centralised original pitched front dormer to the principal elevation, access is gained from the side. The application property sits at an elevated position from street level with a private access drive taken from Manley Road, that continues along the side of the dwelling. The property benefits from a generous plot with a deep rear garden (approx. 26m) that slopes downwards towards the rear boundary. Boundary treatment along the sides and rear comprises close boarded timber fencing, along the site frontage remains original low brick walling and hedging behind. Existing trees are present within the site curtilage to the along the shared boundary with no.58 Manley Road due west.

The surrounding area is predominantly residential in character, featuring semi-detached heritage properties of varying character, scale and form.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The application seeks permission for the erection of a single storey ground floor rear extension with level terrace, 1.8m boundary screen and stairs, installation of a rear dormer and basement conversion with extension, incorporating lightwells and lower terrace.

Matching materials are proposed, including matching brickwork and hanging slate to dormer cheeks. New flat roofs will be finished in GRP and replacement windows in white uPVC.

Consultations & Notification Responses

Local responses

None

Consultee responses

MCC Flood Risk Management – On re-review at request of LPA, FRM have determined that although the applicant quoted value of 29.73 m AOD is not within the product 4, The EA have given no data to indicate the presence of 100 + CC event onsite. From this basis we have to conclude that the 100 + CC event is not on site and therefore this application can be approved with no condition required.

Relevant Planning History

At the application site –
None

History of negotiations

The planning officer requested that all existing trees were shown on existing and proposed site plans for completeness. The agent submitted an amended site plan (ref 06 REV B) with annotation on 29/11/2024.

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
JP-S4 – Flood Risk and the Water Environment
JP-P1 – Sustainable Places
JP-P2 – Heritage

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 3 – Heritage (partially superseded by PfE)
EN 14 – Flood Risk (partially superseded by PfE)
EN 19 – Waste

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

DC1– Residential Extensions

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 (2023) 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
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

The principle of erecting single storey rear extensions (ground floor and basement levels), basement conversion and a rear dormer, in order 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extensions would be sited at the back of the property, facing north, enlarging the existing dwellinghouse at both ground floor and basement levels. The proposed rear extension at ground floor level would project between 2-3m in projection from the original rear elevation, designed to replicate the existing rear bay window and would accommodate a flat roof. A level terrace would be proposed beyond this element projecting a further approx..4m, incorporating a 1.8m solid boundary screen along the western boundary shared with no.54.

The proposed rear extension at basement level would project 7m in projection from the original rear elevation and the lower terrace a further 3m beyond this. Lightwells with 1.1m safety railings are proposed to the front and side to facilitate the conversion.

Although the rearward projection of the proposal exceeds the limit stipulated in policy DC1 of the UDP (of 3.65m), when considered cumulatively, the proposal's siting, scale and massing is considered acceptable on balance. The footprint of the rear extensions proposed are not considered to create a bulky or disproportionately scaled additions to the property with the proposed rear extensions with associated terraces (ground and basement floor levels) being understood as being subservient to the host dwellinghouse. Furthermore, given the siting to the rear the majority of the development would not be visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The proposed extensions would be designed with matching brickwork and hanging slate tiles to the rear dormer cheeks, this is considered acceptable to preserve the character of the original dwelling and will be conditioned.

The proposed rear dormer will be constructed from slate roof tiles to match those on the host dwelling, this will be secured by condition. The rear dormer proposed is considered to be designed sympathetically in relation to the character of the original dwellinghouse, reflective in design of the original front dormer (modest dual pitched feature), as such are considered visually acceptable.

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.

Impact on residential amenity:

The proposed rear extension at ground floor level would project between 2-3m in projection from the original rear elevation and afford a flat roof. Given the proposed design and scale it is considered that this element should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence upon neighbouring residential properties. In addition, the proposed level rear terrace (ground floor) would be designed with a 1.8m boundary screen along the common boundary with no.54, which would mitigate overlooking impacts due east. This proposed boundary screen will be conditioned to be installed prior to occupation and retained thereafter, in the interests of preserving the residential amenity of current and future occupiers of no.54 Manley Road.

The proposed rear extension at basement level would project 7m in projection from the original rear elevation and the lower terrace a further 3m beyond this. Whilst this is acknowledged as a significant projection of development, due to the existing land levels that fall towards the rear of the site, northwards, these proposed elements would be predominantly screened by existing boundary treatment (1.8m fencing) along the shared side boundary with the adjoining semi-detached property, no.54 Manley Road. This proposed relationship has been illustrated on plan ref 05, proposed elevations. As such, it is not considered that these elements would create undue impacts upon the residential amenity of neighbouring properties in the form of overlooking, overdominance or overshadowing.

Due to the location of proposed rear dormer set well within the original roofscape of the host property, there are no concerns relating to overdominance or overshadowing to neighbouring properties. The proposed rear dormer will afford outlook across the hosts own rear garden area and as such raises no concern with the loss of privacy over and above existing.

The proposed basement conversion is not considered to give rise to any detrimental amenity impacts upon the residents of neighbouring properties, given that the conversion would create additional living accommodation for a C3 dwellinghouse.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Impact on Highway Safety:

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

Waste:

The proposed extensions would not interfere with existing waste storage provisions on site, which are sited to the side of the existing dwellinghouse sufficiently set away from the street scene, thus avoiding causing substantial harm to the visual amenity of the area.

Trees:

All existing trees are to be retained on site, as shown on plan reference 06 REV B.

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 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, no negotiations were necessary but appropriate conditions have been attached to the end of this report.

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 and documents

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

- 'Proposed Basement Plans', numbered '02', stamped as received by the City Council as Local Planning Authority on the 28/06/2024.
- 'Proposed Ground Floor, First Floor and Second Floor Plans', numbered '03', stamped as received by the City Council as Local Planning Authority on the 28/06/2024.
- 'Proposed Section', numbered '04', stamped as received by the City Council as Local Planning Authority on the 28/06/2024.
- 'Proposed Elevations', numbered '05', stamped as received by the City Council as Local Planning Authority on the 28/06/2024.
- 'OS Map', numbered '06 REV B', stamped as received by the City Council as Local Planning Authority on the 29/11/2024.
- Flood Risk Assessment, ref: v1.0 090824 (Prepared by UNDA Consulting Ltd; Received 14/08/2024)

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 extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, this shall include matching brickwork (Brown Mix Commons) to proposed rear extension walls and slate hanging roof tiles to the proposed rear dormer cheeks.

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.

4. Boundary Screen

Before first occupation, the 1.8m solid boundary screen proposed along the shared boundary with no.54 Manley Road, as shown on plan refs 03 and 05, should be installed and retained thereafter in perpetuity.

Reason - In the interests of residential amenity to negate since any additions to the existing dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

49 Manley Road, Manchester, M16 8HP
47 Manley Road, Manchester, M16 8HP
Flat 5, 58 Manley Road, Manchester, M16 8HP
Flat 4, 58 Manley Road, Manchester, M16 8HP
Flat 6, 58 Manley Road, Manchester, M16 8HP
Flat 8, 193 Withington Road, Manchester, M16 8HF
Flat 7, 193 Withington Road, Manchester, M16 8HF
Flat 6, 193 Withington Road, Manchester, M16 8HF
Flat 5, 193 Withington Road, Manchester, M16 8HF
Flat 4, 193 Withington Road, Manchester, M16 8HF
Flat 3, 193 Withington Road, Manchester, M16 8HF
Flat 2, 193 Withington Road, Manchester, M16 8HF
Flat 1, 193 Withington Road, Manchester, M16 8HF
54 Manley Road, Manchester, M16 8HP
Flat 3, 58 Manley Road, Manchester, M16 8HP
Flat 2, 58 Manley Road, Manchester, M16 8HP
Flat 1, 58 Manley Road, Manchester, M16 8HP
5 Denis Avenue, Manchester, M16 8HY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA