MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141111/FH/2024
Date registered valid:	4 October 2024
Proposal:	Erection of a single storey side extension, alterations to roof pitch and incorporation of a flat roof extension to connect garage building to existing study building, together with elevational alterations including enlargement of window openings.
Address:	3 The Hollies, Manchester, M20 2GD
Ward(s):	Didsbury West Ward
Applicant:	Mr Nalin Thakkar
Agent (if any):	Mr Keven Lester, CB3 Design Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 November 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 October 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 October 2024 Expired: 29 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a brown concrete tile dual pitch roof. The property features a mixture of white and brown uPVC windows and doors, including a two-storey bay (with gable end detailing) and porthole window to the front, a front porch canopy, an attached single storey garage to the front and side, a long tarmacadam driveway, a timber decking area to the rear, single storey outrigger/additions to the side and a spacious rear garden.





















Description of area

The Hollies is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Marie Louise Gardens, the river Mersey, and Barlow Moor Road (A5145). The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses as well as apartment blocks, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side extension, alterations to roof pitch and incorporation of a flat roof extension to connect garage building to existing study building, together with elevational alterations including enlargement of window openings.

Planning history

058524/FH/SOUTH2/00 - Single storey rear extension to form family room, dining area, study, bathroom and utility area – **Approved** (28.03.2000).

Consultations & Notification Responses

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

Policies

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

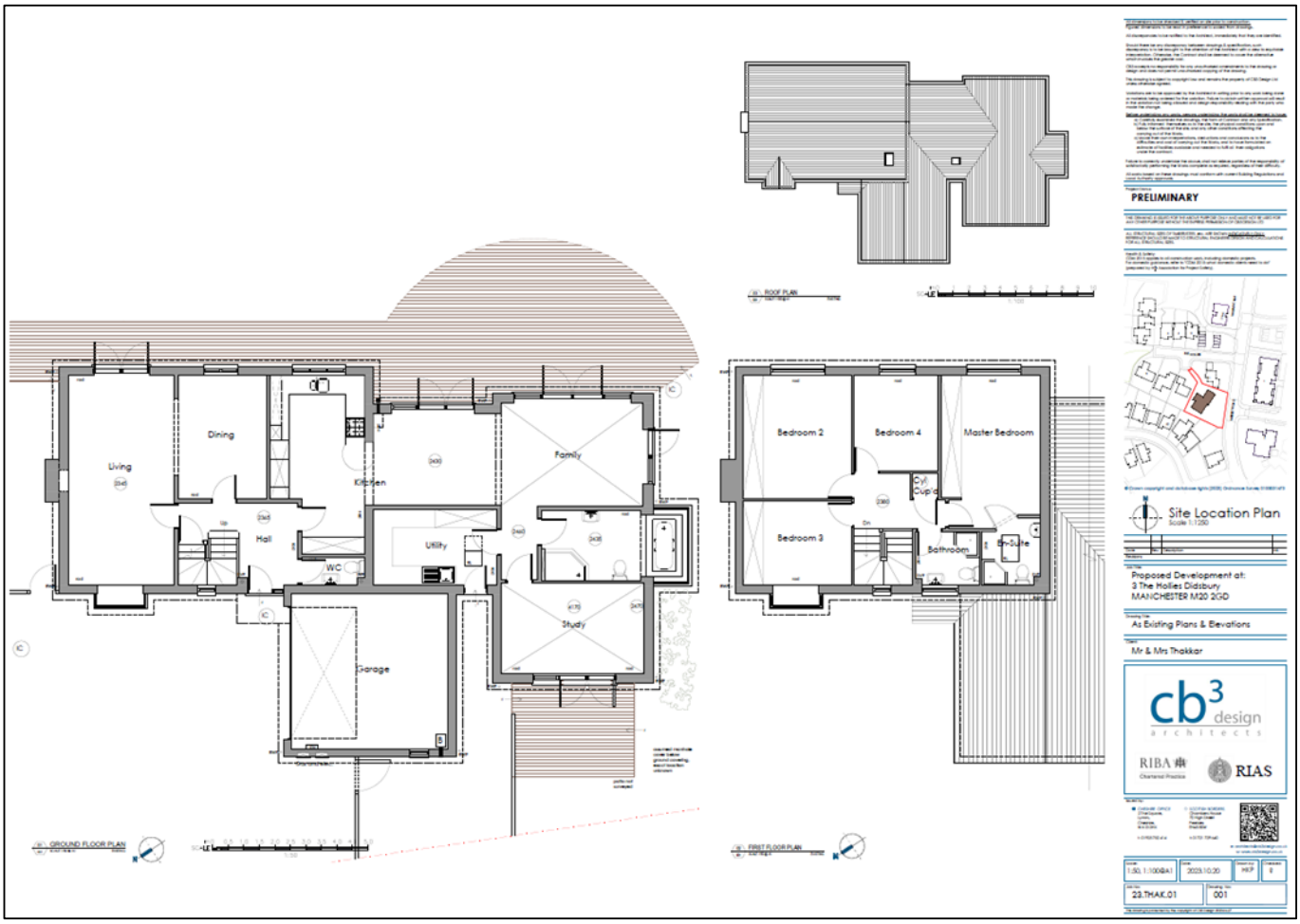
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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

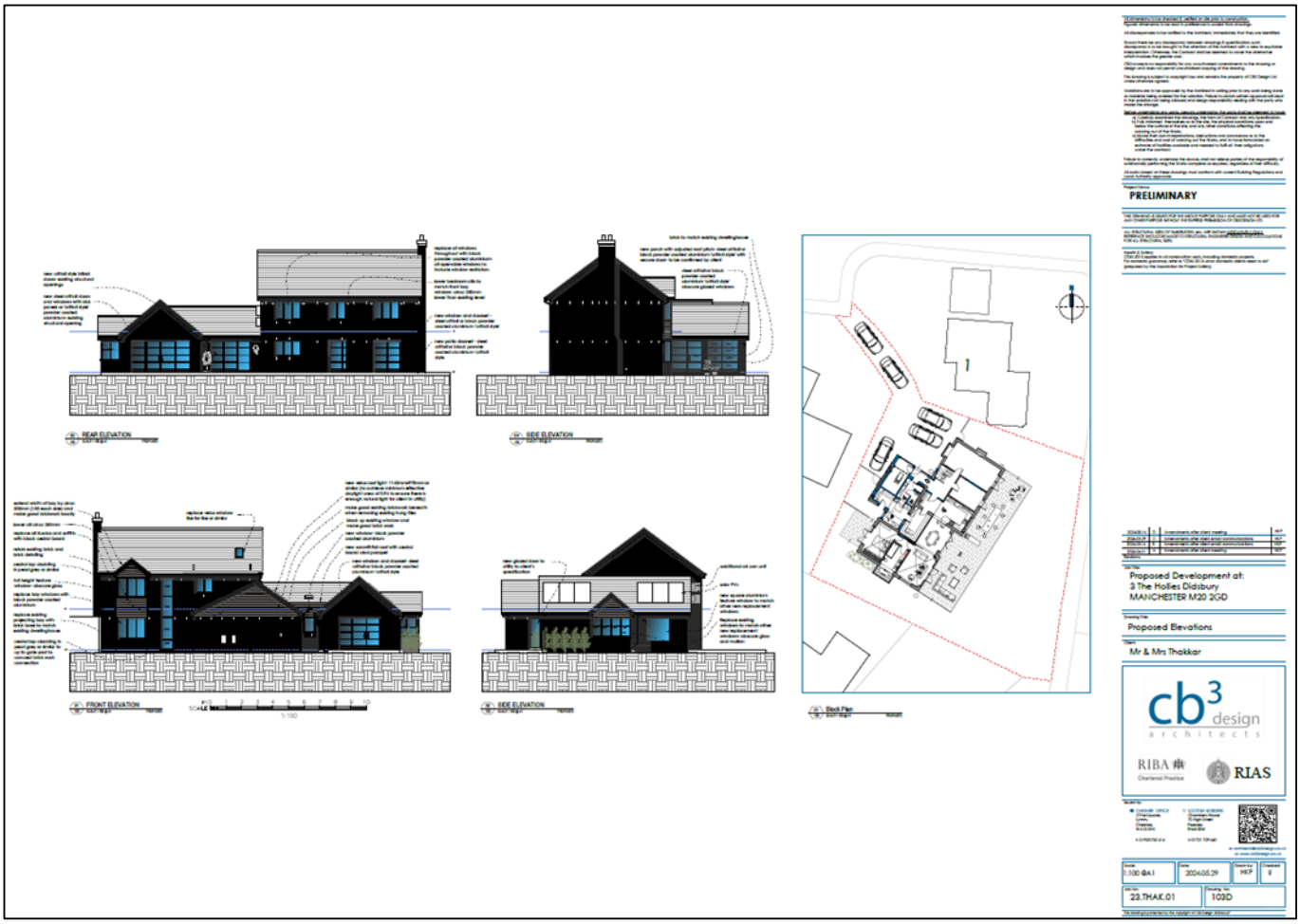
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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



Submitted proposed plans



Submitted 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 side extension together with the installation of a flat roof connecting the existing garage to the study building as well elevational alterations (including the enlargement of window openings) to provide improved and 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, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the front/side of the property, facing northeast. It would project 1.331m north-eastwards from the existing garage, with a length/depth of 5.229m. The roof of the existing garage would be amended to incorporate the extension with the pitch of its northeast roof slope altered slightly. The eaves of the extension would measure to 2.29m to match those of the existing garage.

The flat roof infill extension would be sited between the existing garage and the existing study building. It would measure to 1.189m in width, 2.634m in length/depth, with a flat roof height of 3.23m.

Both extensions would maintain considerable gaps to the boundary shared with No.5 The Hollies, projecting no further than the existing dwellinghouse.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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

Appearance and visual amenity – the front/side extension would be built of brickwork and roof tiles to match the existing dwellinghouse with steel Crittal or black powder-coated aluminium 'Crittal-style' windows and doors and Cedral lap cladding in pearl grey to its gable end, facing northwest. It would feature a mixture of obscurely glazed and non-obscurely glazed Crittal windows and 1no. inward-opening door to its northeastern elevation, a blank northwestern elevation, 1no. inward-opening door to its southwestern elevation, and 1no. skylight to its southwestern roof slope.

The infill extension would be built of brickwork to match the existing with a new Saranfil flat roof with a Cedral board clad parapet and black powder-coated aluminium windows. It would feature 1no. window to its northwestern elevation.

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 and side of the property, the proposal would not be highly visible within the street scene and public realm as the dwellinghouse features a large setback from the public highway and footpath, with the area of development largely screened from view by an existing mature hedge along the boundary. The proposal would introduce new materials to the property (i.e., Cedral lap cladding in pearl grey), however these elements are not considered to form prominent visual features within the area due to the dwellinghouse's setback from the public highway and footpath in addition to varied character of the built form in this area already, with timber cladding also featured on the elevations of No.6 The Hollies. 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 Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Residential amenity – given that the front/side extension would be single storey, with a roof height that would be in-keeping with that of the existing garage and with adequate 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, its blank side elevation (facing No.5 The Hollies)

should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the minor nature of the infill extension which would be single storey with a maximum flat roof height of 3.23m, 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, its side-facing window would be sited a sufficient distance away from the shared boundary so as to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. It would also be largely screened by the existing high-level timber fencing and mature foliage present on site.

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 as sufficient space for at least one car (2.4m by 4.8m) would be retained on the existing spacious driveway.

Other matters – the proposal also includes a number of elevational alterations. These are outlined below:

Front (northwestern) elevation:
- All windows replaced with black powder-coated aluminium framed counterparts.
- Extend width of existing bay by approx. 300mm (150mm each side) and make good brickwork.
- Lower bay cills by approx. 250mm.
- Replace all fascias and soffits with black Cedral board.
- Existing bay's hanging tiles replaced with Cedral lap cladding in pearl grey.
- Existing porthole window replaced with full-height obscure glazing feature.
- Replace existing projecting bay with brick base to match existing dwellinghouse.
- New skylight to host dwellinghouse roof.
- Existing GF patio doors and window replaced with new window and door set in steel Crittal or black powder-coated aluminium 'Crittal style'.

Side (northwestern) elevation:
- None.

Rear (southeastern) elevation:
- All windows replaced with black powder-coated aluminium framed counterparts.
- Lower FF bedroom cills to match the front bay window (approx. 250mm below existing level).
- Existing GF patio doors replaced with new patio door set in steel Crittal or black powder-coated aluminium 'Crittal style'.
- Existing GF window replaced with new window and door set in steel Crittal or black powder-coated aluminium 'Crittal style'.
- Existing GF patio doors and window replaced with new Crittal style bi-folding doors.
- Existing GF patio doors and windows replaced with new Crittal style doors and windows with kick panels or 'Crittal style' powder-coated aluminium.

Side (southwestern) elevation:

- All windows replaced with black powder-coated aluminium framed counterparts, with obscure glazing to the projecting bay at GF level.
- Existing GF door and window replaced with new square aluminium feature window in black powder-coated aluminium.
- 6no. photovoltaic panels installed to roof slope.
- New GF door installed to utility room.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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 policy DC1 of the UDP, policies DM1 and SP1 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. 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-13310605', stamped as received by the City Council as Local Planning Authority on the 4th October 2024.

‘Proposed Plans and Elevations’, numbered ‘102D’, stamped as received by the City Council as Local Planning Authority on the 4th October 2024.
‘Proposed Elevations’, numbered ‘103D’, stamped as received by the City Council as Local Planning Authority on the 4th October 2024.
‘Proposed Roof Plan’, numbered ‘104’, stamped as received by the City Council as Local Planning Authority on the 4th October 2024.

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

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork to match the existing dwellinghouse.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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.

Appendix 1 – List of consultees & neighbours notified

4 Mersey Meadows, Manchester, M20 2GB
Flat 12, 2 Larke Rise, Manchester, M20 2UL
Flat 11, 2 Larke Rise, Manchester, M20 2UL
Flat 10, 2 Larke Rise, Manchester, M20 2UL
Flat 9, 2 Larke Rise, Manchester, M20 2UL
Flat 8, 2 Larke Rise, Manchester, M20 2UL
Flat 7, 2 Larke Rise, Manchester, M20 2UL
Flat 6, 2 Larke Rise, Manchester, M20 2UL
Flat 5, 2 Larke Rise, Manchester, M20 2UL
Flat 4, 2 Larke Rise, Manchester, M20 2UL
Flat 3, 2 Larke Rise, Manchester, M20 2UL
Flat 2, 2 Larke Rise, Manchester, M20 2UL
Flat 1, 2 Larke Rise, Manchester, M20 2UL
Flat 16, 1 Larke Rise, Manchester, M20 2UL
Flat 15, 1 Larke Rise, Manchester, M20 2UL
Flat 14, 1 Larke Rise, Manchester, M20 2UL
Flat 13, 1 Larke Rise, Manchester, M20 2UL
Flat 12, 1 Larke Rise, Manchester, M20 2UL
Flat 11, 1 Larke Rise, Manchester, M20 2UL
Flat 10, 1 Larke Rise, Manchester, M20 2UL
Flat 9, 1 Larke Rise, Manchester, M20 2UL
Flat 8, 1 Larke Rise, Manchester, M20 2UL
Flat 7, 1 Larke Rise, Manchester, M20 2UL
Flat 6, 1 Larke Rise, Manchester, M20 2UL
Flat 5, 1 Larke Rise, Manchester, M20 2UL
Flat 4, 1 Larke Rise, Manchester, M20 2UL
Flat 3, 1 Larke Rise, Manchester, M20 2UL
Flat 2, 1 Larke Rise, Manchester, M20 2UL
Flat 1, 1 Larke Rise, Manchester, M20 2UL
1 Larke Rise, Manchester, M20 2UL
5 The Hollies, Manchester, M20 2GD
4 The Hollies, Manchester, M20 2GD
7 The Hollies, Manchester, M20 2GD
12 Mersey Meadows, Manchester, M20 2GB
10 Mersey Meadows, Manchester, M20 2GB
8 Mersey Meadows, Manchester, M20 2GB
6 Mersey Meadows, Manchester, M20 2GB
2 Mersey Meadows, Manchester, M20 2GB
1 The Hollies, Manchester, M20 2GD
6 The Hollies, Manchester, M20 2GD
2 The Hollies, Manchester, M20 2GD

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