MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140575/FO/2024
Date registered valid:	22 August 2024
Proposal:	Conversion of flat roof to pitched roof
Address:	1A And 1B Arundale Avenue, Manchester, M16 8LS
Ward(s):	Whalley Range Ward
Applicant:	Mr Alex Parker
Agent (if any):	Mr Daniel Kelso, Architecture Unknown
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 October 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 August 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 August 2024 Expired: 13 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a pair of semi-detached C3 dwellinghouses of redbrick with grey slate part-pitched / part-flat roofs with gable end detailing to the front and white uPVC windows. No.1A Arundale Avenue features an integrated garage, a front porch canopy, a brick driveway, a rear dormer window, a rear balcony at first-floor level, and a spacious rear garden. No.1B Arundale Avenue features a ground floor bay to the front, a front porch canopy, a brick front driveway, a rear dormer window, rear balcony at first-floor level, and a spacious rear garden.




BT67 DGU


KU17 GVX


BT67 DGU


1B
2
8
286
282
Arundale Court
284

Description of area

Arundale Avenue is a residential cul-de-sac situated within the Whalley Range ward of Manchester, close to Wilbraham Road (A6010), Whalley Range Amateur Football Club, and Gita Bhavan Hindu Temple. The area is predominantly residential in terms of its character, consisting of dwellinghouses which are varied in terms of their form and typology, including detached, semi-detached, and terraced.

Description of development

The applicant is seeking permission for the conversion of a flat roof to a pitched roof.

Planning history

138815/FH/2023 - Erection of a single storey rear extension, installation of timber sunshade on the rear first floor balcony area together with the erection of a ground floor front bay window and associated conversion of garage to provide additional living accommodation – **APPROVED** (12.02.2024).

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.

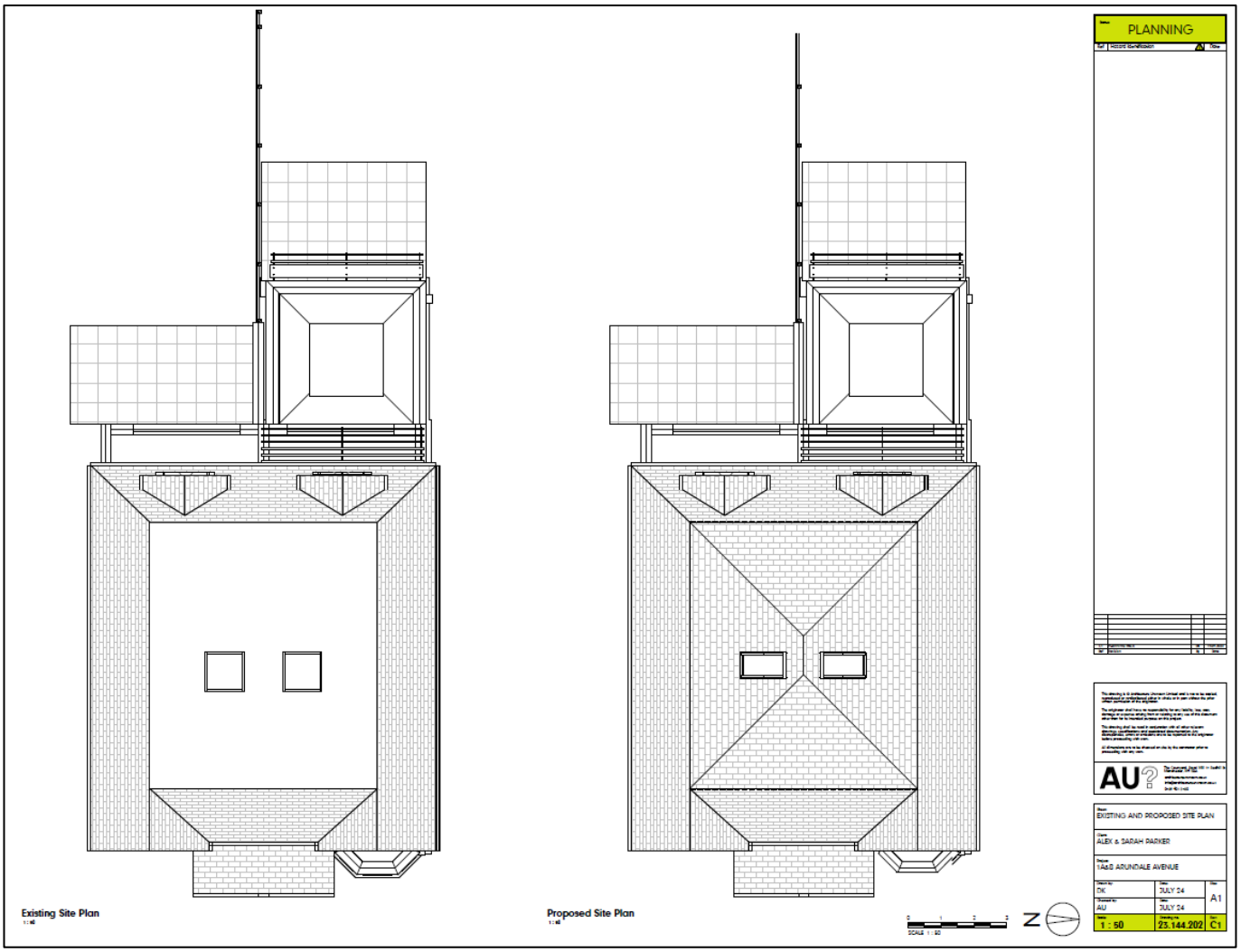
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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
- Policy EN19 – Waste

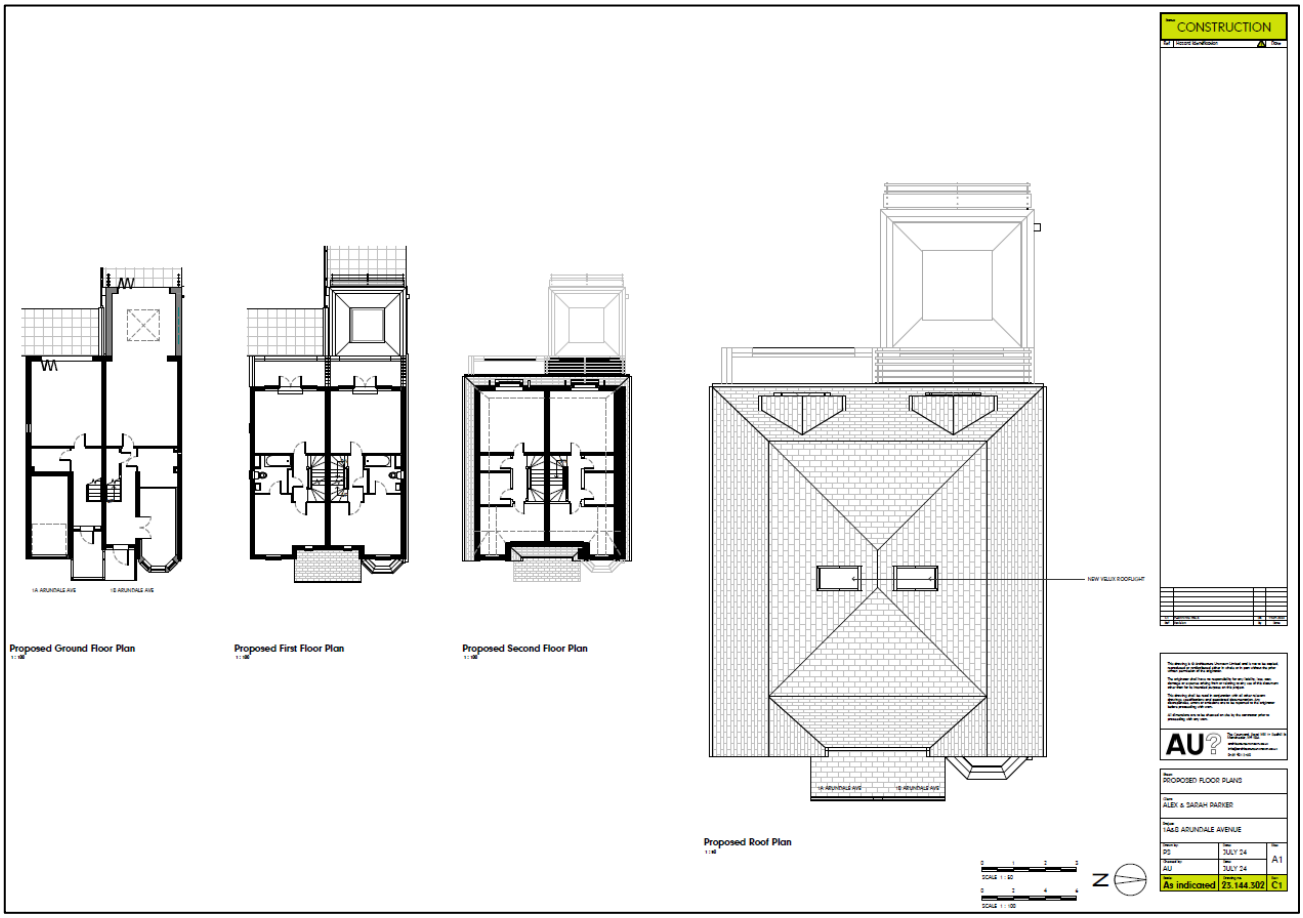
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

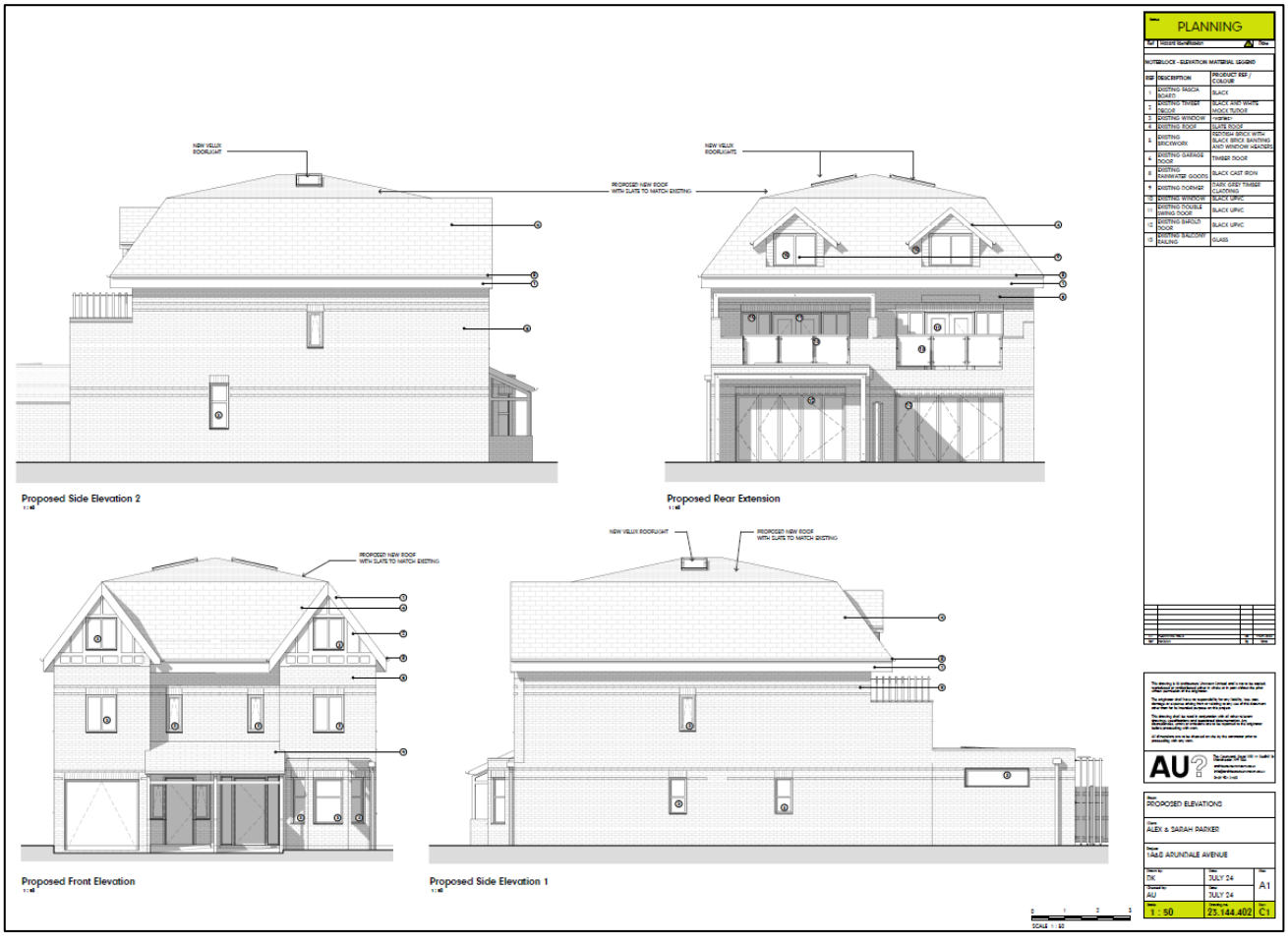
- Policy JP-P1 – Sustainable Places



Submitted existing and proposed site plans



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 converting a flat roof to a pitched roof to alleviate water ingress and damp as well as improving access is acceptable given that many individuals prefer to 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 roof conversion would affect the flat roof element of the existing roof of the host dwellinghouses, amending their design to a pitched/hipped form. The proposed roof would project upwards a further 0.757m from the existing roof and would feature a gentle gradient in terms of the steepness of its slopes.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the roof conversion is understood as being subservient to the host dwellinghouses in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the properties, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

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

Appearance and visual amenity – the submitted application form indicates that the roof conversion would be built of slates to match the existing roof of the dwellinghouses. Its northern roof slope would feature 1no. Velux rooflight, as would its southern roof slope.

In terms of the proposal's impact upon the visual amenity of the area, this is considered to be minor given the conversion's siting on the roof and use of matching materials. It should therefore provide a blended appearance with the host dwellinghouses and avoid forming a prominent visual feature within the area.

This view is further supported as Arundale Avenue features a variety of dwellinghouse types of various sizes and shapes with different architectural features and styles with a heterogeneous street scene overall. Therefore, though the proposal would slightly alter the current appearance of the application site's roof, this is not considered to be out-of-keeping with the prevailing character of the area's built form and is not considered to cause undue harm to its visual amenity.

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 the proposal's minor nature and siting on the roof of the application site, away from neighbouring dwelllinghouses, it is considered that it should not cause issues associated with overshadowing, loss of light, loss of privacy or loss of outlook, nor should it introduce an overbearing presence into the area.

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

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

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, standard of accommodation, 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

'Existing and Proposed Site Plan', numbered '23.144.202 REV C1', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.
'Proposed Floor Plans', numbered '23.144.302 REV C1', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

‘Proposed Elevations’, numbered ’23.144.402 REV C1’, stamped as received by the City Council as Local Planning Authority on the 22nd July 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 roof conversion hereby permitted shall match those of the existing dwellinghouses in type, size, colour and texture.

Reason- To ensure the appearance of the buildings to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policy DC1 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

Flat At, 284 Wilbraham Road, Manchester, M16 8LT
8 Arundale Avenue, Manchester, M16 8LS
6 Arundale Avenue, Manchester, M16 8LS
4 Arundale Avenue, Manchester, M16 8LS
2 Arundale Avenue, Manchester, M16 8LS
1 Arundale Avenue, Manchester, M16 8LS
13 Gowan Road, Manchester, M16 8LR
Flat 5, Arundale Court, Arundale Avenue, Manchester, M16 8WH
Flat 2, Arundale Court, Arundale Avenue, Manchester, M16 8WH
Flat 8, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
Flat 11, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
Flat 9, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
286 Wilbraham Road, Manchester, M16 8LT
284 Wilbraham Road, Manchester, M16 8LT
24 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
23 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
22 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
33 Holden Avenue, Manchester, M16 8TA
15 Gowan Road, Manchester, M16 8LR
11 Gowan Road, Manchester, M16 8LR
288 Wilbraham Road, Manchester, M16 8LT
3 Arundale Avenue, Manchester, M16 8LS
9 Gowan Road, Manchester, M16 8LR
Flat 7, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
Flat 12, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
Flat 10, Arundale Court, 282 Wilbraham Road, Manchester, M16 8WP
Flat 6, Arundale Court, Arundale Avenue, Manchester, M16 8WH
Flat 4, Arundale Court, Arundale Avenue, Manchester, M16 8WH
Flat 3, Arundale Court, Arundale Avenue, Manchester, M16 8WH
Flat 1, Arundale Court, Arundale Avenue, Manchester, M16 8WH
1A Arundale Avenue, Manchester, M16 8LS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA