

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139810/FH/2024

Date registered valid: 23 October 2024

Proposal: Erection of two storey side and rear extension, extension of front bay canopy extended and erection of front and rear roof dormer to form additional living accommodation

Address: 42 Grangethorpe Drive, Manchester, M19 2NE

Ward(s): Burnage Ward

Applicant: Mr Z.Chaudhary

Agent (if any): Mr Stephen Nicholls, Richmond Consultants

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12 December 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 November 2024

Standard consultations: Printed: 30 October 2024 Expired: 20 November 2024

Neighbour notifications: Printed: 30 October 2024 Expired: 20 November 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 semi-detached C3 dwellinghouse of redbrick and textured white render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch extension, a front garden bordered by a low-level redbrick wall and mature hedging, a single storey side and rear extension, a detached outbuilding and a detached garage situated within the rear garden with access leading off Lynton Drive.











Description of area

Grangethorpe Road is a residential street situated within the Burnage ward of Manchester, close to Kingsway (A34), the railway line and Acacias Community Primary School. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses.

Description of development

The applicant is seeking permission for erection of a two-storey side and rear extension, extension of the front bay canopy and erection of a front and rear roof dormer to form additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

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

In their consultation response dated to the 11th November 2024, **Flood Risk Management** requested an original copy of the Product 4 data table containing the estimated flood levels.

This was relayed to the agent of the application who submitted further details on the 13th November 2024.

In their consultation response dated to the 15th November 2024, **Flood Risk Management** confirmed that they had no objection to the proposal, requesting an informative note relating to a nearby culvert be attached.

Policies

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

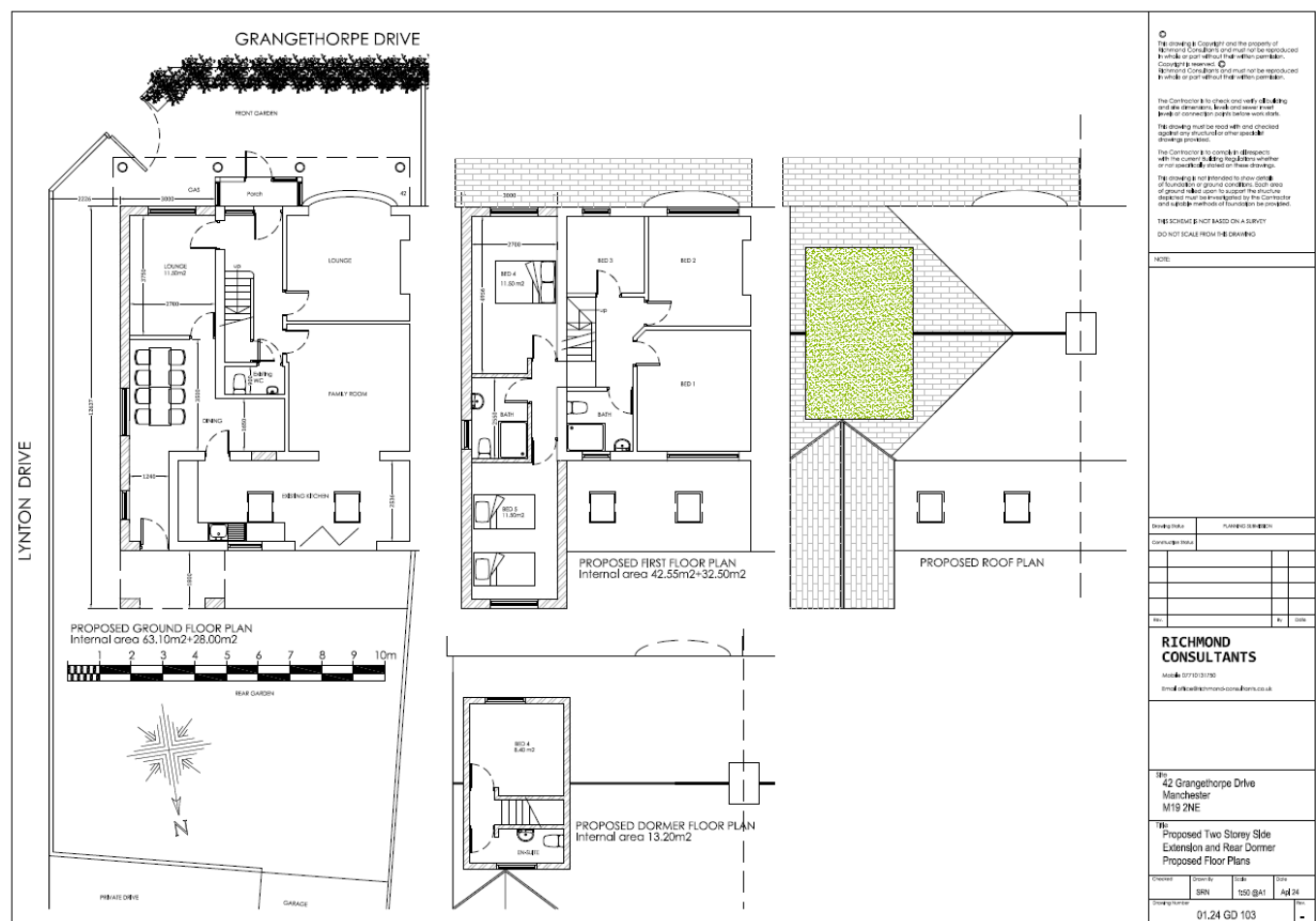
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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 ground, first, and roof plans



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 – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the first-floor element of the side extension would have an unduly harmful impact upon the visual amenity of the area on account of it projecting beyond the clearly

established building lines of Lynton Drive as well as its lack of visual subservience to the host dwellinghouse and inappropriate rear roof form, which would be out-of-keeping and visually incongruous with the surrounding area. The front porch/canopy extension and front dormer extension are also considered to cause undue harm to the visual amenity of the area, representing visually incongruous and out-of-keeping structures, with no precedent for developments of this type within the surrounding area, whilst the rear dormer extension would represent an overdevelopment of the property's roof space on account of its inappropriate siting on the roof of the proposed side extension.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Side and rear extension – the two-storey extension would be sited at the side and rear of the property, facing north and east. At ground floor level, it would project 4.636m rearwards from the host dwellinghouse, with a length/depth of 12.637m, a sideward projection of 3m, and width of 3.293m. A gap of 2.226m would be maintained to the eastern plot boundary bordering Lynton Drive. At first-floor level, it would project 4.636m rearwards from the host dwellinghouse, with a length/depth of 12.637m (with no setback from the front of the property), a sideward projection of 3m, a width of 3.293m, dual pitch roof height of 8.409m and eaves height of 5.42m to the side (to match the existing dwellinghouse) and dual pitch roof height of 6.516m (set 3.307m below the existing ridge) and eaves height of 5.42m to the rear. A gap of 5.814m would be maintained to the boundary shared with No.44 Grangethorpe Drive.

The extension would be built of facing brickwork, concrete roof tiles, and uPVC windows and doors to match the existing dwellinghouse. At ground floor level, it would feature 1no. window to the front, 2no. windows to its eastern side elevation, and 1no. inward-opening door to the rear. At first-floor level, it would feature 1no. window to the front, 1no. window to its eastern side elevation, 1no. window to the rear, and a blank western side elevation, with blank roof slopes.

Overall, this element of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene and visual amenity of the surrounding area as well as the appearance and character of the host dwellinghouse itself. This is on the basis that the first-floor element of the extension would project considerably beyond the clearly established building lines of Lynton Drive, forming a visually incongruous feature with the capacity to cause substantial visual harm. This view is further maintained as there is no existing precedent for two-storey side extensions on corner plots within this locale (see annotated image included below). The proposed side and rear extension would also fail to read as a subservient addition to the host dwellinghouse as a result of its failure to include an adequate first-floor setback and reduced ridge height. Its dual pitch roof form to the rear is also considered to be an inappropriate and unsympathetic design choice, which would be out-of-keeping with the appearance and character of the existing dwellinghouse, surrounding residential properties and other two-storey rear extensions situated within the immediate vicinity of the site, including No.46 Grangethorpe Drive.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.



Annotated excerpt from Google Maps illustrating the clearly established building lines of the surrounding area, with an overt lack of two-storey side extensions on corner plots

Front porch extension – the canopy extension would be sited at the front of the property, facing south. It would project 1.517m frontwards from the host dwellinghouse, with a width of 9.34m, pitched roof height of 3.632m, and an eaves height of 2.751m. A gap of 0.366m would be maintained to the boundary shared with No.44 Grangethorpe Drive. It would be built of roof tiles to match the existing dwellinghouse, with a pitched roof and 4no. rounded/smooth supporting columns to the front.

Overall, this element of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene and visual amenity of the surrounding area. The design and appearance of the canopy extension is not considered to be sympathetic to the appearance and character of the host dwellinghouse and would be out-of-keeping with the surrounding dwellinghouses, which predominantly feature traditional front porch canopies and conservatory-style additions, with a distinct lack of classical-style column support posts. This element of the proposal would therefore represent a visually incongruous feature within the area, which would detract from the traditional historic character and appearance of the surrounding built form (see images included below).

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.



View along Grangethorpe Drive



View along Grangethorpe Drive



View along Lynton Drive

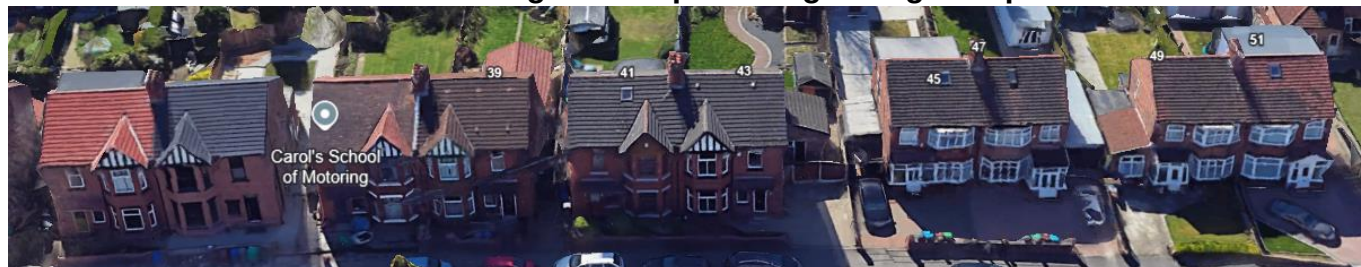
Dormer extensions - the dormer extensions would be sited on the front and rear roof slopes of the proposed side and rear extension, facing north and south. Each dormer would measure to 2.643m in length/depth, 3.48m in width, and 1.816m in height. They would be set at the same level as the side extension's roof ridge, would be setback from its eaves by 1.695m and would maintain a gap of 0.5m to the gable end of the extension.

Overall, these elements of the proposal are considered to be unacceptable on account of the unduly harmful impact they would have upon the street scene and visual amenity of the surrounding area. With no precedent for developments of this type in this area, the front dormer extension would form a visually incongruous and out-of-keeping structure within this locale, disrupting the primarily uniform appearance of the front-facing roof slopes of the surrounding residential properties (see images included below) and, as such, cannot be supported. Situated on the rear-facing roof slope of the proposed side and rear extension, the rear dormer extension also cannot be supported due to its inappropriate siting, representing an overdevelopment of the property's roof space.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.



View of front-facing roof slopes along Grangethorpe Drive



View of front-facing roof slopes along Grangethorpe Drive



View of front-facing roof slopes along Lynton Drive



View of front-facing roof slopes along Lynton Drive

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and inappropriate design choices which would have an unduly harmful impact upon the visual amenity of neighbouring occupiers as well as the overall character and appearance of the host dwellinghouse and surrounding street scene.

The proposal therefore conflicts with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester which indicates that developments should not be “out of character with the style of development in the area or the surrounding street scene” and should ensure that the “overall character of the surrounding area is not harmed” as a result of a scheme. This view is bolstered further as policies SP1 and DM1 of the Manchester Core Strategy stipulate that development in all parts of the City should “make a positive contribution to neighbourhoods of choice” by “creating well-designed places that enhance or create character” with consideration given to “appropriate siting, layout, scale, form, massing, materials and detail” as well as “the character of the surrounding area”. The proposal also fails to satisfy the requirements of chapter 12 of the National Planning Policy Framework which highlights that developments should be “visually attractive as a result of good architecture [and] layout” and “sympathetic to local character... including the surrounding built environment”.

The agent of the application was informed of the above concerns and a number of alternatives schemes were discussed; however an amended scheme was not received. As such, these issues were unable to be adequately resolved.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the host dwellinghouse, street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies. The proposal therefore cannot be supported by the City Council.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The rear dormer extension, by reason of its inappropriate siting on the rear roof slope of the proposed side and rear extension would be considered an overdevelopment of the property's roof space. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.
- 2) The proposal, by reason of its siting, scale, and massing, and inappropriate design choices, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the

Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

3) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building lines of Lynton Drive, affecting views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

47 Grangethorpe Drive, Manchester, M19 2LR
51 Grangethorpe Drive, Manchester, M19 2LR
2 Lynton Drive, Manchester, M19 2LQ
44 Grangethorpe Drive, Manchester, M19 2NE
38 Grangethorpe Drive, Manchester, M19 2LG
49 Grangethorpe Drive, Manchester, M19 2LR
1 Lynton Drive, Manchester, M19 2LQ
4 Lynton Drive, Manchester, M19 2LQ
40 Grangethorpe Drive, Manchester, M19 2LG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA