

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141182/FH/2024

Date registered valid: 15 October 2024

Proposal: Erection of a single storey rear extension together with rear covered patio, installation of rear roof dormer and associated roof alterations to form additional living accommodation

Address: 33 St Werburghs Road, Manchester, M21 0TL

Ward(s): Chorlton Park Ward

Applicant: Mrs Farah Akhter

Agent (if any): Mohammed Nasar Ishfaq JAAN Architects Ltd

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

Recommendation: Approve

Date of recommendation: 10 December 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 October 2024 Expired: 6 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 single-storey C3 dwellinghouse of redbrick and textured white render with a grey concrete tile part-hipped / part-pitched roof. The property features white uPVC windows, including a square bay to the front, a brick driveway and front garden bordered by a mid-level redbrick wall capped by white railings, a conservatory extension and raised patio area to the rear, and a spacious rear garden.







Description of area

St Werburgh's Road is a residential street situated within the Chorlton Park ward of Manchester, close to Wilbraham Road (A6010), St Werburgh's Church, and St Margaret's Sports Fields. The area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking part-retrospective permission for the erection of a single storey rear extension together with a rear covered patio, installation of a rear roof dormer and associated roof alterations to form additional living accommodation.

The proposed scheme represents a resubmission of the previously approved scheme under 136483/FH/2023 with the only notable amendments being a reduction of the rear extension's scale and massing. Works had commenced on site to implement this approval.

Planning history

067282/FH/SOUTH1/03 - Erection of single storey side and rear extension following demolition of existing garage and conservatory – Approved.

136483/FH/2023 - Erection of a single storey rear extension together with rear covered patio, installation of rear roof dormer and associated roof alterations to form additional living accommodation – Approved.

Consultations & Notification Responses

One letter of objection was received in response to this application. Their concerns are summarised as follows:

- Poorly handled development.
- Bungalow has been virtually demolished.
- Retrospective nature of application is unacceptable.
- Disregards planning law and the application process.
- Sets a troubling precedent.
- Development erodes the character of the street.
- Replacing unique and fitting architecture with disruptive, oversized structures.
- Scope of work and frequent disturbances far exceed what the original plans indicated.
- Creates an excessive and unjustifiable impact on the neighbourhood.

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:

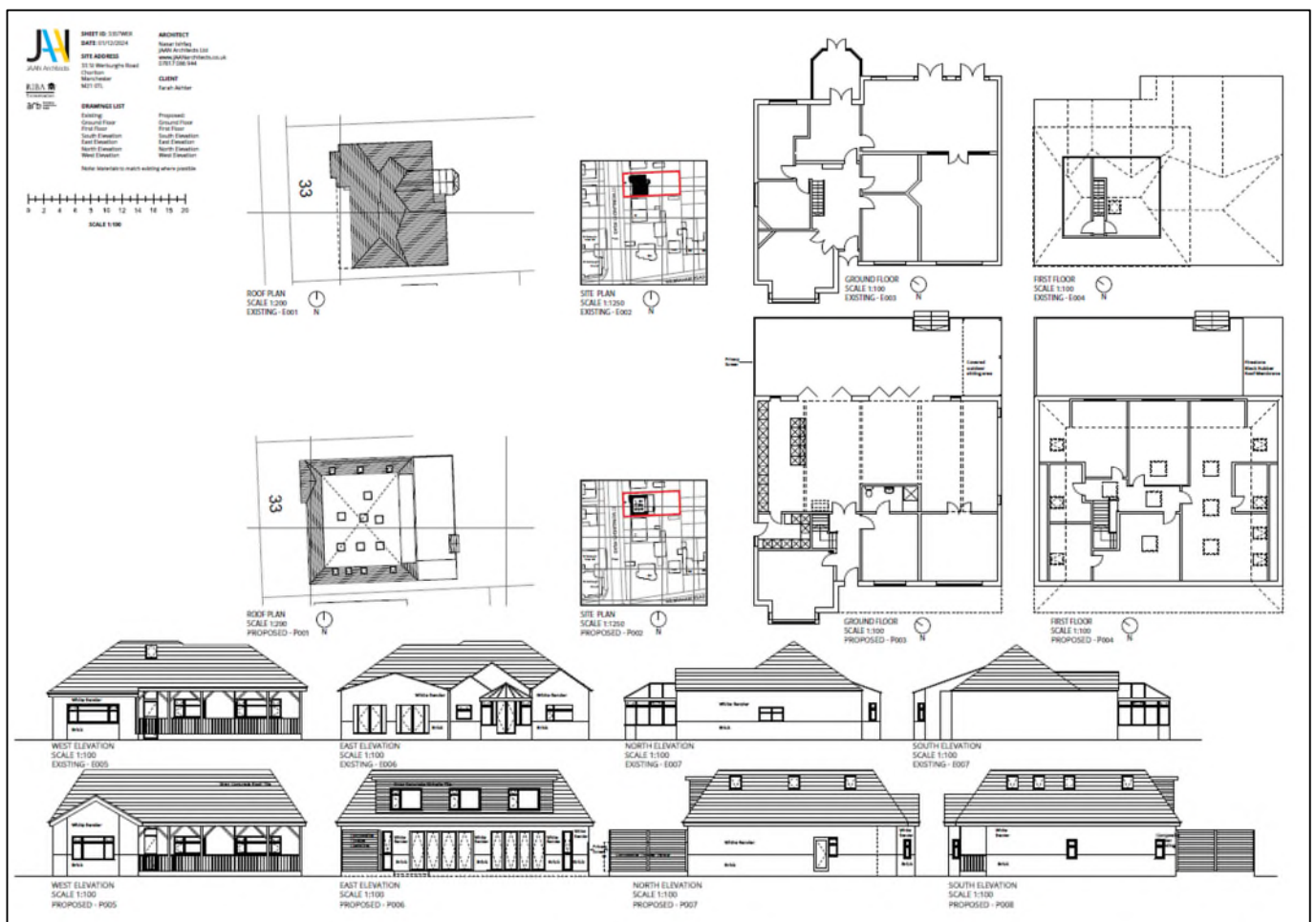
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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 (revised) proposed plans and 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 rear extension together with a rear covered patio, a rear roof dormer and associated roof alterations 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. 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 rear of the property, replacing the existing conservatory extension, acting as a small-scale infill. It would project 1.515m rearwards from the host dwellinghouse, sitting flush with the existing rear outrigger, with a width of 6.745m, amended roof height (part-pitched / part-flat) of 6.76m (2.193m above the original), with an amended eaves height of 3.246m (0.208m above the original). A gap of 2.656m would be maintained to the boundary shared with No.31 St Werburgh's Road.

The covered patio area would also be sited at the rear of the property, adjoining its existing outrigger, facing east. It would project 5m rearwards from the host dwellinghouse, with a width of 2.507m and a flat roof height of 2.947m. A gap of 1.288m would be maintained to the boundary shared with No.35 St Werburgh's Road.

The decking area would also be sited at the rear of the property, adjoining the proposed rear extension and patio area. It would measure to 5m in length/depth, 13.367m in width, and 0.374m in height, featuring a privacy screen measuring to at least 1.8m in height (from the finished floor level of the decking) along its northern edge.

The proposed roof alterations include the incorporation of a central flat roof element, raising the roof height from 6.303m to 6.76m and raising the eaves from 3.038 to 3.246m. The dormer extension would be featured on the rear-facing roof slope, projecting 1.821m rearwards, with a width of 11.839m, and flat roof height of 2.312m. It would be setback by 0.708m from the amended eaves, 0.504m below the amended ridge, and away from the roof edges.

The overall siting, scale, and massing of the proposal has already been accepted under 136483/FH/2023. The extensions/alterations including those to the roof are therefore 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Appearance and visual amenity – The submitted application form and proposed drawings indicate that the rear extension would be built of white render, brickwork, and grey concrete roof tiles to match the existing dwellinghouse, in addition to white/grey uPVC-framed windows and white/grey composite-framed doors. Its side elevations would be blank, whilst its rear elevation would feature 1no. window and a set of bi-folding doors. The rear extension is reduced in extent from that granted permission under planning approval 136483/FH/2023

The submitted application form and proposed drawings indicate that the covered patio area would be built of composite timber cladding with a firestone black rubber roof membrane. Its side and rear elevations would be blank and featureless.

The submitted application form and proposed drawings indicate that the amended roof would be built of grey concrete roof tiles to match the existing dwellinghouse with white/grey uPVC-framed windows. It would feature 3no. skylights to its north-facing roof slope and 4no. skylights to its south-facing slope.

The submitted application form and proposed drawings indicate that the rear dormer extension would be clad in grey concrete shingle tiles with white/grey uPVC-framed windows. Its side elevations would be blank and featureless, whilst its rear elevation would feature 3no. windows.

The overall design and appearance of the proposal has already been accepted under 136483/FH/2023 with the extensions/alterations regarded as being in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property with alterations also proposed to the roof, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions/alterations do not form prominent visual features. 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 extensions/alterations therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – Given that the rear extension would be single storey, sitting flush with the existing rear outrigger with a 2.656m gap maintained to the plot's northern shared boundary, 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 elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the covered patio area would be single storey, with a maximum height of 2.947m, and would match the previous approval under 136483/FH/2023, 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 elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Given the minor nature of the raised decking area, 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, the privacy screen included along its northern

edge should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. This has been conditioned accordingly.

The rear dormer's siting on the roof of the property, set below the amended ridge, above the amended eaves and away from the shared boundary, matching the previous approval under 136483/FH/2023 should ensure that it does 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 rear-facing windows would be setback from the eaves and, as such, should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester 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.

Other matters – the proposal also includes the following elevational alterations:

- Front elevation: amendments to the roof form of the existing projecting bay window to include a front-facing gable end (height: 5.185m, eaves: 3.246m).
- Northern side elevation: brick up the existing window. Install 1no. new inward-opening door and 1no. new window (conditioned to be obscurely glazed to safeguard the privacy of neighbouring occupiers).
- Rear elevation: brick up the existing patio door sets and 1no. window. Install 1no. window and a set of bi-folding doors.
- Southern side elevation: install 2no. new windows (conditioned to be obscurely glazed to safeguard the privacy of neighbouring occupiers).

These alterations are considered acceptable, subject to their adherence to the aforementioned conditions, 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been added to the approval granted.

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Householder Application for Planning Permission for works or extension to a dwelling, as received by the City Council as Local Planning Authority on 3rd October 2024.

Drawing- Existing & Proposed- Plans and Elevations Sheet ID: 33STWER dated 01/12/2024, as received by the City Council as Local Planning Authority on 9th December 2024

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Existing & Proposed- Plans and Elevations, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) Before first occupation the proposed ground floor windows in the north and south side elevations as identified on the approved plans 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.

6) Prior to the first use of the rear terrace area, the final details, and finishes of the proposed privacy screen shown on drawing 'Drawing- Existing & Proposed- Plans and Elevations', specified in Condition 2 of this approval, shall be submitted to and approved in writing by the City Council as local planning authority and be thereafter installed. The installed privacy screen shall be maintained and retained in its place at all times thereafter.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 St Brannocks Road, Manchester, M21 0UP
70 St Werburgh's Road, Manchester, M21 0TJ
7 St Brannocks Road, Manchester, M21 0UP
3 St Brannocks Road, Manchester, M21 0UP
35 St Werburgh's Road, Manchester, M21 0TL
384A Wilbraham Road, Manchester, M21 0UW
31 St Werburgh's Road, Manchester, M21 0TL
74 St Werburgh's Road, Manchester, M21 0TJ
72 St Werburgh's Road, Manchester, M21 0TJ
68 St Werburgh's Road, Manchester, M21 0TJ

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