MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140960/FH/2024
Date registered valid:	9 September 2024
Proposal:	Raising existing roof height, erection of a rear roof dormer, together with windows along the front roof elevation.
Address:	46 Peter Moss Way, Manchester, M19 3JS
Ward(s):	Levenshulme Ward
Applicant:	Mr Kyle Rayhan Karim
Agent (if any):	Mr Mohammed Taghlebi
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 October 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 20 September 2024 Expired: 11 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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a new build, 2 storey, semi-detached dwellinghouse within a predominately residential housing estate in Levenshulme ward. It is along a corner plot, at the junctions of Peter Moss Way with Greystoke Avenue; and therefore, the site is visually prominent along the Peter Moss Way, Greystoke Avenue and Barlow Road highways.

There is existing amenity space along the front, side and rear elevations, canopy above the front door, a fully hard surfaced driveway along the gable elevation, including a canopy covering projecting along the rear building line. There is boundary treatment along the perimeter. A commercial/industrial site with warehousing units runs along the rear boundary of the application site.

The existing roof ridge of the application dwellinghouse is set below the roof ridge of no.44 Peter Moss Way by approximately 444mm.





(Officer's site visit, 07.10.2024)

Site History

- Apart from the planning permissions that granted consent for the housing development on the site, (reference nos. 107625/FO/2014/N2, 110152/JO/2015/N2), there is no other record.

- The planning permissions that granted consent for the housing development on the site - (Ref nos. 107625/FO/2014/N2, 110152/JO/2015/N2), includes a condition removing permitted development rights.

Description of development

The initially submitted plan proposed the installation of front and rear roof dormers to form additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of design and visual amenity, and revised plans and correspondence subsequently submitted, (dated, 31/10/24, 05/11/24). The title description of the proposal has been subsequently amended to reflect the revised plans. The revised plan would now involve, 'Raising existing roof height, erection of a rear roof dormer, together with windows along the front roof elevation'.

As previously stated, the existing roof ridge of the application dwellinghouse is set below the roof ridge of no. 44 Peter Moss Way by approximately 444mm. The submitted plan intends to increase existing roof height by approximately 444mm, with the proposed roof ridge flush with that of no. 44 Peter Moss Way.

The proposed rear roof dormer would measure approximately, (4725mm wide x 3773mm deep x 2149mm maximum height) and would be broadly centrally placed along the rear roof plane. It would be sited along the common shared boundary with no. 44 Peter Moss Way, whilst being set away approximately 41mm from this boundary to leave a small gap. It would also be stepped in from the gable elevation approximately 262mm. It would be set below the original

roof ridge and above the eaves and would include 2no. window openings along rear elevation. It is intended to use matching hung tiles for the dormer wall.

The revised plan would include 2no. Velux style windows along the front roof elevation.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

Following revised plans, neighbours were re-notified. No objections, comments, or representations were received on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following polices are considered to be relevant:

- JP-S1 - Sustainable development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been revised in the interest of design and visual amenity, and revised plans and correspondence subsequently submitted, (dated, 31/10/24, 05/11/24). The title description of the proposal has been subsequently amended to reflect the revised plans.

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (Raising existing roof height, erection of a rear roof dormer, together with windows along the front roof elevation) - In light of the revised plans and correspondence, (dated, 31/10/2024, 05/11/24), it is considered that the design and visual amenity issues presented by the initially submitted plans have been sufficiently mitigated.

Regarding the intention to increase the existing roof height by approximately 444mm, and with the proposed roof ridge flush with that of no. 44 Peter Moss Way, this is considered acceptable as the appearance of a seamless ridge line would unify the pair of semi-detached houses.

For these reasons and on balance, it is not considered that the revised proposal would unduly impact on residential and visual amenity, nor would it adversely impact on the character of the property or general area; together with the fact that there are no undue overbearing, overshadowing, or loss of privacy impacts; and therefore, subject to planning conditions the revised proposal could be accommodated in this location in this instance. Additional conditions are however recommended requiring the proposed dormer window to serve the annotated 'shower' to be obscurely glazed in the interests of privacy, and a materials condition is also recommended in relation to the external facing materials for the dormer wall.

Impact of works (Design and appearance) - It is intended to clad the external facing walls of the dormer in tiles matching those on the existing roof of the original dwellinghouse and as stated on the submitted revised drawing, (dated 31/10/24), which is considered acceptable in terms design and appearance. However, a condition has been attached to ensure that materials

are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the initially submitted plan has been revised in the interest of design and visual amenity, and revised plans and correspondence subsequently submitted, (dated, 31/10/24, 05/11/24). The title description of the proposal has been subsequently amended to reflect the revised plans. The local planning authority had no other issues to raise with the agent but has attached appropriate conditions to the approval.

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:

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 September 2024.
- Existing Plans and Elevations, DRAWING NUMBER A101, received by the City Council as the Local Planning Authority on 09 September 2024.
- Proposed Plans and Elevations, DRAWING NUMBER A100, REV 001, received by the City Council as the Local Planning Authority on 31 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The rear roof dormer extension hereby approve shall be clad in vertical hung tiles matching those on the existing roof of the original dwellinghouse and as stated on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the visual amenity of the area within which the site is located, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995); and policies SP1, DM1, EN1 of the Manchester Core Strategy Development Plan Document (2012).

4) 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 windows or doors shall be inserted into the elevations of the dormer hereby approved other than those shown on: Proposed Plans and Elevations, DRAWING NUMBER A100, REV 001, received by the City Council as the Local Planning Authority on 31 October 2024.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed dormer window along the rear elevation to serve the annotated "Shower" room and as shown on: Proposed Plans and Elevations, DRAWING NUMBER A100, REV 001, received by the City Council as the Local Planning Authority on 31 October 2024; shall be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of

the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Unit 17, Sandfold Lane, Manchester, M19 3BJ
17 Greystoke Avenue, Manchester, M19 3JR
19 Greystoke Avenue, Manchester, M19 3JR
27 Peter Moss Way, Manchester, M19 3JS
12 Greystoke Avenue, Manchester, M19 3JR
44 Peter Moss Way, Manchester, M19 3JS
Unit 18, Sandfold Lane, Manchester, M19 3BJ
Unit 18A, Sandfold Lane, Manchester, M19 3BJ
15 Greystoke Avenue, Manchester, M19 3JR
13 Greystoke Avenue, Manchester, M19 3JR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA