MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141209/FH/2024
Date registered valid:	11 October 2024
Proposal:	Hip to gable roof extension and installation of a rear dormer
Address:	17 Hilbre Road, Manchester, M19 2PU
Ward(s):	Burnage Ward
Applicant:	T Davy & B Harper
Agent (if any):	Mr Phil Hopkins, Pride Road Manchester South
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4th December 2024**

Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 3 December 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 21 October 2024 Expired: 11 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

The site/building relates to a two storey semi detached property in the Burnage ward area of Manchester. The property features part brick/render frontage with brick quoins, bay windows on the ground and first floor and hipped roof. Concrete paving allows for off road car parking within the curtilage of the site at the front. Boundary treatment comprises low brick wall with coping stones and brick columns. There is a single storey side and rear extension with gap along the side leading to a rear garden.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for a Hip to gable roof extension and installation of a rear dormer.

Consultations & Notification Responses

Local residents, as per Appendix 1 – one letter of objection has been received in respect of this application, summary of comments as follows:

a) Overlooking & loss of privacy.

b) Appearance, width dormer would be obtrusive & not in keeping with the character of Hilbre Road houses. In effect it turns a 2-storey house into a 3-storey house.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon

either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to Hilbre Road

Previous applications relating to this site as follows:

Planning reference number: 140648/LP/2024 - Enlargement of dwellinghouse to allow a hip to gable roof alteration and addition of a rear dormer. This application was Refused on 30.09.2024

Residential Amenity

The applicant is seeking planning permission for a hip to gable roof extension and installation of a rear dormer. Concerns have been raised by a local resident in relation to overlooking and loss of privacy together with the loss of character.

Hip to Gable

The applicant proposes a hip to gable roof extension together with an obscurely glazed elongated window on the side elevation which is considered to be acceptable. The City Council believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property. Given the location of the window, it is not anticipated that there would be any overlooking or loss of privacy given by the windows.

Rear Dormer

The construction of a rear roof dormer window would be set within the main roof of the house and part of the extended roof, set down from the existing ridge height and set in significantly from the sides of the roof. Two windows are proposed facing the rear and given the distance to properties at the rear along Kempton Road, in terms of overlooking or loss of privacy, would no more provide any further additional harm than an existing rear bedroom window at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing on the main roof. The dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

There would be an elongated window on the side elevation second floor level which would serve the stairs to the dormer. To ensure that there would be no overlooking, a condition for obscure glaze has been attached.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the

houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposal is acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Bins

The storage of refuse bins are not affected by this proposal.

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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

Positive and proactive working - 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.

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:

Received 11th October 2024 numbered 05 Rev B Proposed Ground and First Floor Plan

Received 11th October 2024 numbered 06 Rev B Proposed Second Floor and Roof Plan

Received 11th October 2024 numbered 07 Rev A Proposed Section A-A

Received 11th October 2024 numbered 08 Rev B Proposed Elevations

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the window in the second floor side elevation 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.

Appendix 1 – List of consultees & neighbours notified

26 Kempton Road, Manchester, M19 2GJ
19 Hilbre Road, Manchester, M19 2PU
15 Hilbre Road, Manchester, M19 2PU
24 Kempton Road, Manchester, M19 2GJ
22 Kempton Road, Manchester, M19 2GJ
20 Hilbre Road, Manchester, M19 2PU
18 Hilbre Road, Manchester, M19 2PU
16 Hilbre Road, Manchester, M19 2PU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA