MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140966/FH/2024
Date registered valid:	2 October 2024
Proposal:	Installation of flat roof to existing rear extension and associated elevational alterations, following demolition of existing side extension
Address:	29 Manor Drive, Manchester, M21 7QG
Ward(s):	Chorlton Park Ward
Applicant:	Mr Mouin Al Omari
Agent (if any):	Mr Sherif Youssef Dinncon Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20 November 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 October 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 October 2024 Expired: 29 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and cream render with a red concrete tile hipped roof with a gable end roof form to the front. The property features white timber and uPVC framed windows, including a ground floor bay to the front, a front yard/garden bordered by a mid-level redbrick wall, a front porch canopy/overhang, a single storey side and rear extension, and a brick rear yard.




CHALLENGER
0161 344 2581











Description of area

Manor Drive is a residential street situated within the Chorlton Park ward of Manchester, close to Princess Road (A5103), St Ambrose RC Primary School, and Chorlton Water Park. 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 permission for the installation of a flat roof to the existing rear extension and associated elevational alterations, following the demolition of existing side extension.

Planning history

069853/FH/2003/S2 - Erection of single storey side and rear extension to form additional living accommodation – Approved (18.01.2005).

Consultations & Notification Responses

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

- Concerns regarding the removal of internal chimney breasts from the property.
- No objection to other works provided they meet building regulations.

Policies

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

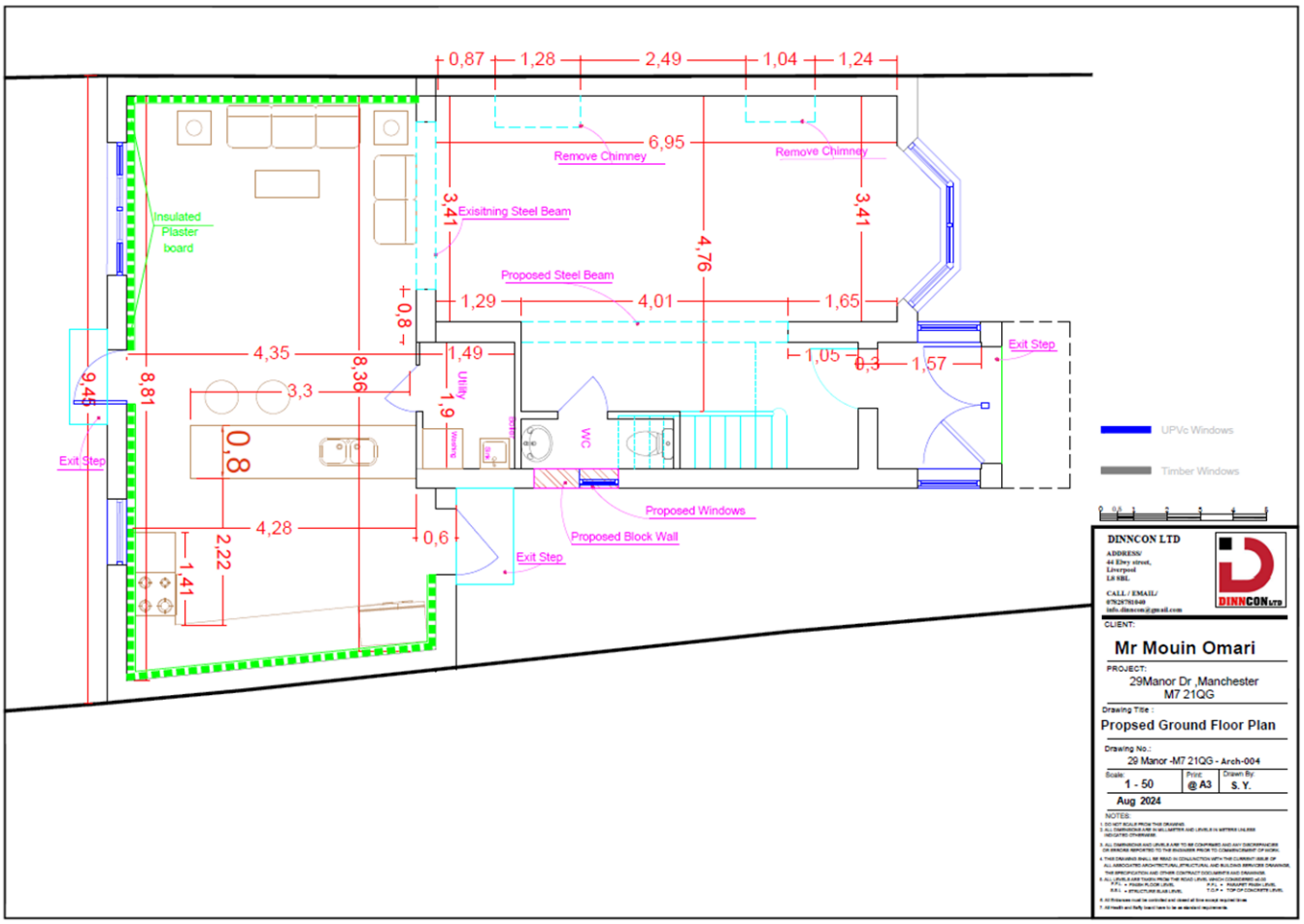
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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

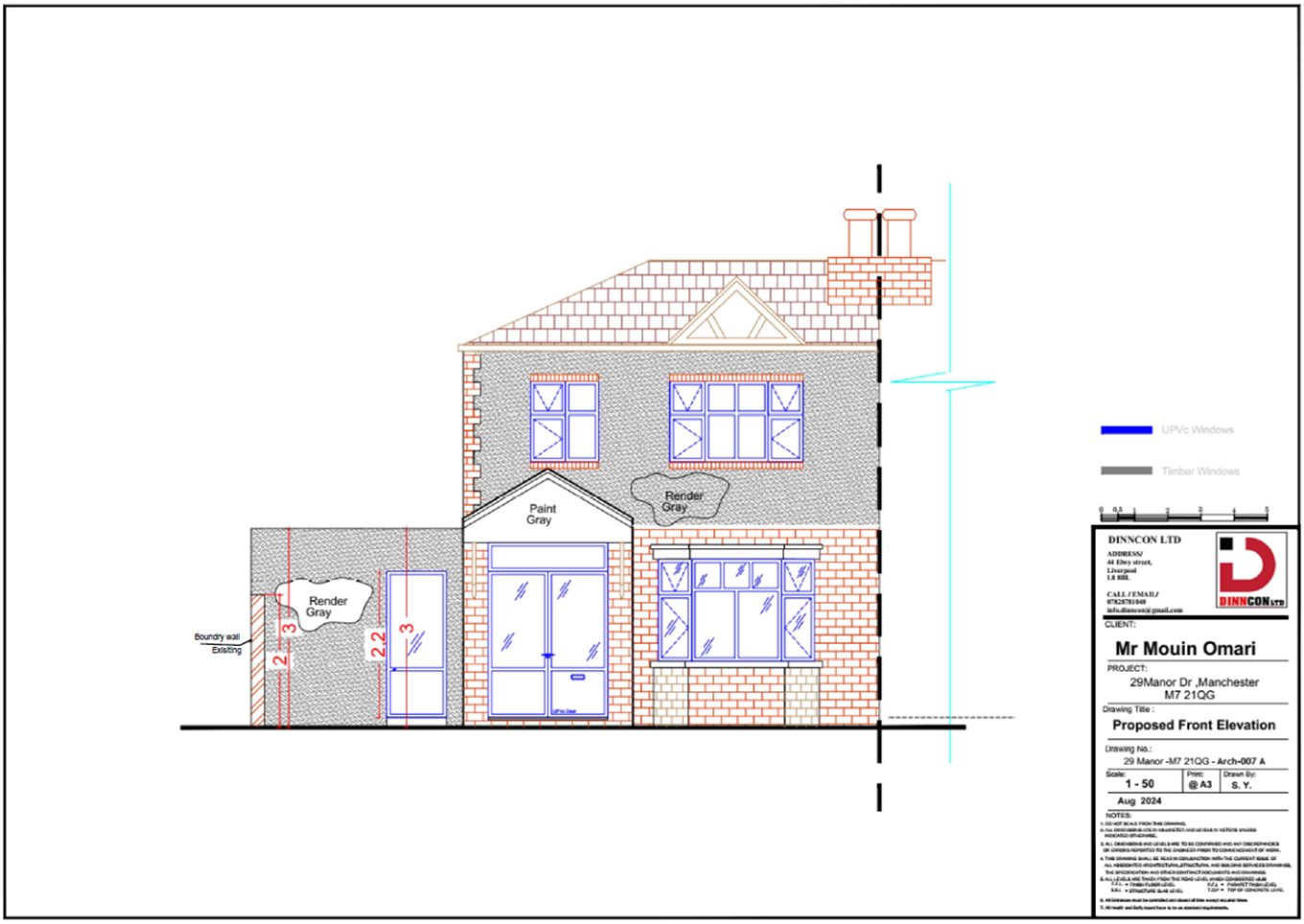
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

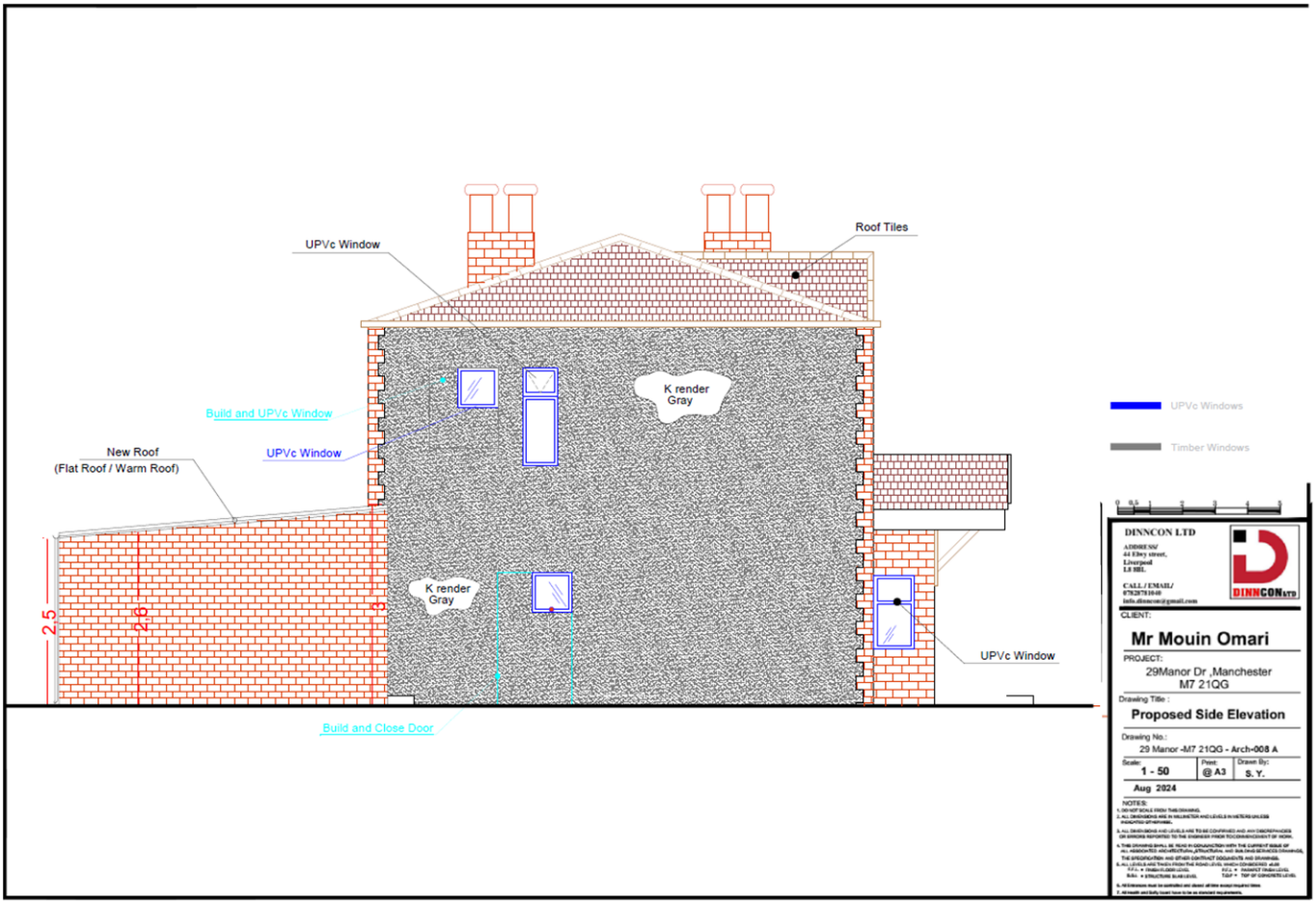
- Policy JP-P1: Sustainable Places



Submitted proposed GF plan



Submitted proposed front elevation



Submitted proposed side elevation

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 installing a flat roof to the existing rear extension together with elevational alterations, following the demolition of the existing side extension, to provide improved 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 – following the demolition of the existing side extension, the remaining extension would be sited predominantly at the rear of the dwellinghouse facing southeast, measuring to 5.25m in length/depth, 9.45m in width, 3m in height, with an eaves height of 2.5m. It would be sited along the boundaries shared with No.27 and No.31 Manor Drive.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the remaining extension with its amended roof form (from hipped to flat/slightly pitched with a 3% gradient) would represent a reduction of the existing single storey side and rear extension. It would therefore have a reduced impact upon the residential amenity of neighbouring occupiers, would read as a more subservient addition to the host dwellinghouse in terms of its dimensions and would allow for sufficient private outdoor amenity space to be retained.

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

Appearance and visual amenity – the submitted application form and plans indicate that the extension would be built of brickwork to match the existing in addition to grey K-render, an EBDM roof, uPVC double-glazed windows and timber-framed doors. It would feature 1no. outward-opening door to the front, 2no. windows and 1no. outward-opening door to the rear with blank side elevations. Its side and rear elevations would feature brickwork to match the existing dwellinghouse, whilst its front elevation would feature grey K-render. Its EBDM roof would feature a 3% gradient.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm. The proposal would introduce new materials to the dwellinghouse (i.e. grey K-render); however this is considered acceptable in these circumstances given the existing precedent for render in this area, with grey render also featured on No.27 Manor Drive. It should therefore avoid forming a prominent visual feature and the overall character of the property and its surrounding area should not be significantly harmed by these works.

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 that the extension would represent a reduction in terms of the scale and massing of the existing single storey side and rear extension, it is considered that it would have no further impacts upon the residential amenity of neighbouring occupiers, in terms of overshadowing, loss of light, loss of outlook, or introducing an overbearing feature. Its blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with policies DM1 and SP1 of the 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 external alterations:

- Grey render to be introduced at first-floor level on the front of the host dwellinghouse.
- Grey render to be introduced at ground and first-floor level on the side of the host dwellinghouse, facing No.27 Manor Drive.

This is considered acceptable in these circumstances given the existing precedent for render in this area, with grey render also featured on No.27 Manor Drive.

- New ground floor window in the side elevation of the host dwellinghouse, facing No.27 Manor Drive (sited 2.45m) away from the plot boundary.
- First floor window in the side elevation of the host dwellinghouse, facing No.27 Manor Drive, to be replaced with smaller counterpart.

These alterations are considered acceptable 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 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

'Householder Application for Planning Permission for works or extension to a dwelling', stamped as received by the City Council as Local Planning Authority on the 2nd October 2024.
'Propsed Ground Floor Plan', numbered 'Arch-004', stamped as received by the City Council as Local Planning Authority on the 24th October 2024.

‘Updated First Floor Plan’, numbered ‘Arch-005’, stamped as received by the City Council as Local Planning Authority on the 24th October 2024.
‘Updated Roof Floor Plan’, numbered ‘Arch-006’, stamped as received by the City Council as Local Planning Authority on the 24th October 2024.
‘Proposed Front Elevation’, numbered ‘Arch-007 A’, stamped as received by the City Council as Local Planning Authority on the 24th October 2024.
‘Proposed Side Elevation’, numbered ‘Arch-008 A’, stamped as received by the City Council as Local Planning Authority on the 24th October 2024.
‘Proposed Rear Elevation’, numbered ‘Arch-009 A’, stamped as received by the City Council as Local Planning Authority on the 24th October 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 developments hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork to match the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

St Ambrose RC Primary School, Princess Road, Manchester, M21 7QA
27 Manor Drive, Manchester, M21 7QG
31 Manor Drive, Manchester, M21 7QG
6 Manor Drive, Manchester, M21 7GQ
4 Manor Drive, Manchester, M21 7GQ

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