MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140668/FH/2024
Date registered valid:	31 July 2024
Proposal:	Retention of the external roof canopy and changes to the roof design to the front, side and rear single-storey elements.
Address:	2 Montcliffe Crescent, Manchester, M16 8GR
Ward(s):	Whalley Range Ward
Applicant:	Mr Tahir Iqbal
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24 September 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 August 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 August 2024 Expired: 4 September 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

The application site relates to 2 Montcliffe Crescent within the ward of Whalley Range in south Manchester. The application site relates to a modern two storey detached dwellinghouse (see Figure 1). The property has been substantially developed following recent planning consent (see further details below) and on-site the external construction works appeared complete. Amenity space for the site consists of an off street driveway to the front and further amenity space to the side and rear.



Figure 1, Applicant site on day of site visit (28 August 2024)

Description of area

The area is a predominantly residential area. To the north is a detached property, which has a two storey rear extension and a single storey side extension on the side of the property remote from the application site, neither of which appear to have consent. To the east on Broadmeadow Avenue is the rear garden of a house. To the south is the sports hall to William Hulme Grammar School. Facing the site across Montcliffe Crescent is a heavily extended dwelling.

Description of development

The submitted application seeks planning permission for the retention of the external roof canopy and changes to the roof design to the front, side and rear single-storey elements.

The works were visible during the site visit and stated within the application was completed on 3 June 2024. Whilst previously a front extension was approved at the site, the current application seeks permission for the retention of a canopy which runs along the entirety of the front elevation of the property wrapping into the side extension, thus changing the roof formation of the single storey side extension. The roof height of the proposed single storey rear extension has also changed to than approved within the 2021 approval, as the height of the roof is lower with a greater number of brick courses between the top of the mono-pitch roof and the windowsill on the first floor than previously approved, with several brick courses above the bi-fold doors.

The arrangement of windows and doors would not be amended as a result of the proposal.

At the time of the site visit the works were complete, but via email dated 2 September 2024, the agent confirmed the materials used throughout the proposal were:
-Walls- the brick used matches the existing house before the extension
-Windows- grey uPVC double-glazed units
-Doors- grey composite front door and aluminium rear bi-fold door
-Rainwater goods- grey uPVC fascia's, soffits, gutters and downpipes.

Negotiations during the Course of the application

During the course of the application, the agent confirmed the materials used throughout the proposal, confirmed the breeze block outbuilding seen on site was achieved through the route of Permitted Development and made minor amendments to the scheme for the avoidance of doubt.

On site, works granted by the previously approved applications had been constructed. On site it was clear the materials used throughout the proposal did not match the materials of the original dwellinghouse. The roof of the existing property also appeared to be re-roofed and replaced with a grey roof tile (as opposed to the original red roof tile). As such, the works approved under 130938/FH/2021 had not been completed in accordance with materials condition 3:
3) The development hereby approved shall be constructed using materials that match those used in the original dwelling in terms of size, colour and texture.
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, as specified in policies SP1 and DM1 of the Core Strategy.

The agent was advised that the works had not been done in accordance with condition 3 and the agent was advised to submit a separate variation condition to vary condition 3 to those materials used on site.

Planning History

140284/NMC/2024- Non Material Change to planning application 130938/FH/2021 to allow external changes to the elevation, including the position of the external windows and external doors.
Approved 12 July 2024.

138896/NMC/2023- Non-material amendment to planning permission reference 130938/FH/2021 to allow external changes to the elevations including the position of the external windows, removal of window and door in south elevation, insertion of window in rear elevation and new bi-fold doors on the rear elevation.
Approved 18 January 2024.

130938/FH/2021- Erection of part single, part two storey rear and side extensions to provide additional living accommodation.
Approved 9 August 2021.

Further planning history exists for the development of the new build estate.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.

ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued.
In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing

effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

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.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development seeks planning permission for the retention of the external roof canopy and changes to the roof design to the front, side and rear single-storey elements. The application seeks the retention of additional elements of built form beyond that already approved through 130938/FH/2021 and completed by 3 June 2024. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The external canopy runs the entirety of the front elevation of the property and wraps round to the single storey side extension. This feature sits above the windows of the ground floor fenestration. The proposal results in an overhang and would be sited closest to neighbouring property no.4 Montcliffe Crescent. However, due to the structure of the proposal, it would not give rise to any adverse implications in the form of overshadowing/ loss of light, privacy nor creating an overbearing feature to the neighbouring property no.4 Montcliffe Crescent. Nor would it give rise to an overbearing feature within the streetscene to the detriment of surrounding properties or passersby.

The change to the roof form of the side extension would involve the roof being larger in height than previously approved. Given there would be no immediate neighbours to be impacted by this element of the proposal and any views afforded to the side extension would be from residents coming into the estate, the structure is appropriate in size and form to not give rise to any adverse amenity implications.

The roof height of the proposed single storey rear extension has also changed to than approved within the 2021 approval, as the height of the roof is lower with a greater number of brick courses between the top of the mono-pitch roof and the windowsill on the first floor than previously approved, with several brick courses above the bi-fold doors. This is not considered to give rise to any adverse amenity implications and would largely be hidden from the view of neighbouring properties.

Overall, it is not considered that the proposal would have any significant impact upon residential or visual amenity. As such, the proposal would be considered pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design and Appearance

The retention of the external canopy to the front is considered to be a design preference of the applicant and within close proximity there are examples of similar structures to the front of properties, including no.1 Broadmeadow Avenue. The surrounding residential accommodation has a variety of roof forms and property types and so the development proposed is not considered to give rise to an incongruous feature to the streetscene.

Further, it is noted that canopies, although smaller in size, can be erected through the route of Permitted Development and so there is some level of Permitted Development to consider.

The change to the roof form of the side extension is minor in nature and again considered acceptable in design and appearance.

The change to the pitch and height of the rear extension is again considered a design preference and still gives the appearance of an appropriately sized roof for a single storey extension.

During the course of the application, the agent confirmed the materials used in the proposal. This was required as the extension approved under 130938/FH/2021 and development currently applied for has not been built in accordance with the approved materials condition wording. The agent has been notified of the breach of planning condition of 130938/FH/2021 and has been advised to rectify the unauthorised works with a new application. An informative to this effect would be attached to any approval granted and the materials used for the extension listed within the specified plans condition within any approval granted.

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.

Car Parking

No change to car parking arrangements would occur as a result of the proposal.

Bin Storage

No change to bin store arrangements would occur as a result of the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

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 outstanding information has been received and accepted. Appropriate conditions have been attached to the approval granted.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 31 July 2024.
-Correspondence- Materials Used, stamped as received by the City Council as Local Planning Authority on 2 September 2024.
-Drawing- Proposed- Floor Plans, numbered A1348(02)002 K, stamped as received by the City Council as Local Planning Authority on 16 September 2024.
-Drawing- Proposed- Elevations, numbered A1348(02)003 K, stamped as received by the City Council as Local Planning Authority on 16 September 2024.
-Drawing- Site Plan- Proposed, numbered A1348(02)001 K, stamped as received by the City Council as Local Planning Authority on 16 September 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.

Informatives

1) It has come to the LPA's attention the materials used for the construction of householder extension 130938/FH/2021 have not been implemented in accordance with the approved material details (condition 3). The consent of 140668/FH/2024 does not regularise the unauthorised works and planning consent is required to rectify the unauthorised works.

Appendix 1 – List of consultees & neighbours notified

William Hulmes Grammar School Academy, Springbridge Road, Manchester, M16 8PR
4 Montcliffe Crescent, Manchester, M16 8GR
2 Broadmeadow Avenue, Manchester, M16 8GS
5 Montcliffe Crescent, Manchester, M16 8GR
3 Montcliffe Crescent, Manchester, M16 8GR
1 Montcliffe Crescent, Manchester, M16 8GR
55 Springbridge Road, Manchester, M16 8PW
53 Springbridge Road, Manchester, M16 8PW

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