MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141027/FH/2024
Date registered valid:	27 September 2024
Proposal:	Erection of single storey rear extension together within the installation of rear roof dormer and increase in roof height.
Address:	5 Amersham Place, Manchester, M19 1PP
Ward(s):	Burnage Ward
Applicant:	Efe & Jenni Enobakhare
Agent (if any):	Mr Nicholas Dunlop Studios, Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**12 November 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 October 2024

Standard consultations: Printed: 4 October 2024 Expired: 25 October 2024

Neighbour notifications: Printed: 4 October 2024 Expired: 25 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 with a grey/brown concrete tile hipped roof. The property features a front garden bordered by mid-level panelled fencing, a two-storey front outrigger, a front porch canopy, and a detached outbuilding situated within a spacious wraparound side and rear garden.


















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Description of area

Amersham Place is a residential cul-de-sac situated in the Burnage ward of Manchester, close to Cringle Playing Fields, Heaton North Play Park, and Heaton Moor. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces

Description of development

The submitted application form indicates that the applicant is seeking permission for the erection of a single storey rear extension together within the installation of a rear roof dormer and increase in roof height.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Stockport Metropolitan Borough Council objected to the proposal on the basis that the dormer would not be in proportion to the roof, nor would it be set into the roof slope. As such, it would represent an incongruous and over dominant feature in the area.

Policies

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

The Town and Country Planning (Development Management Procedure) (England) Order 2015

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

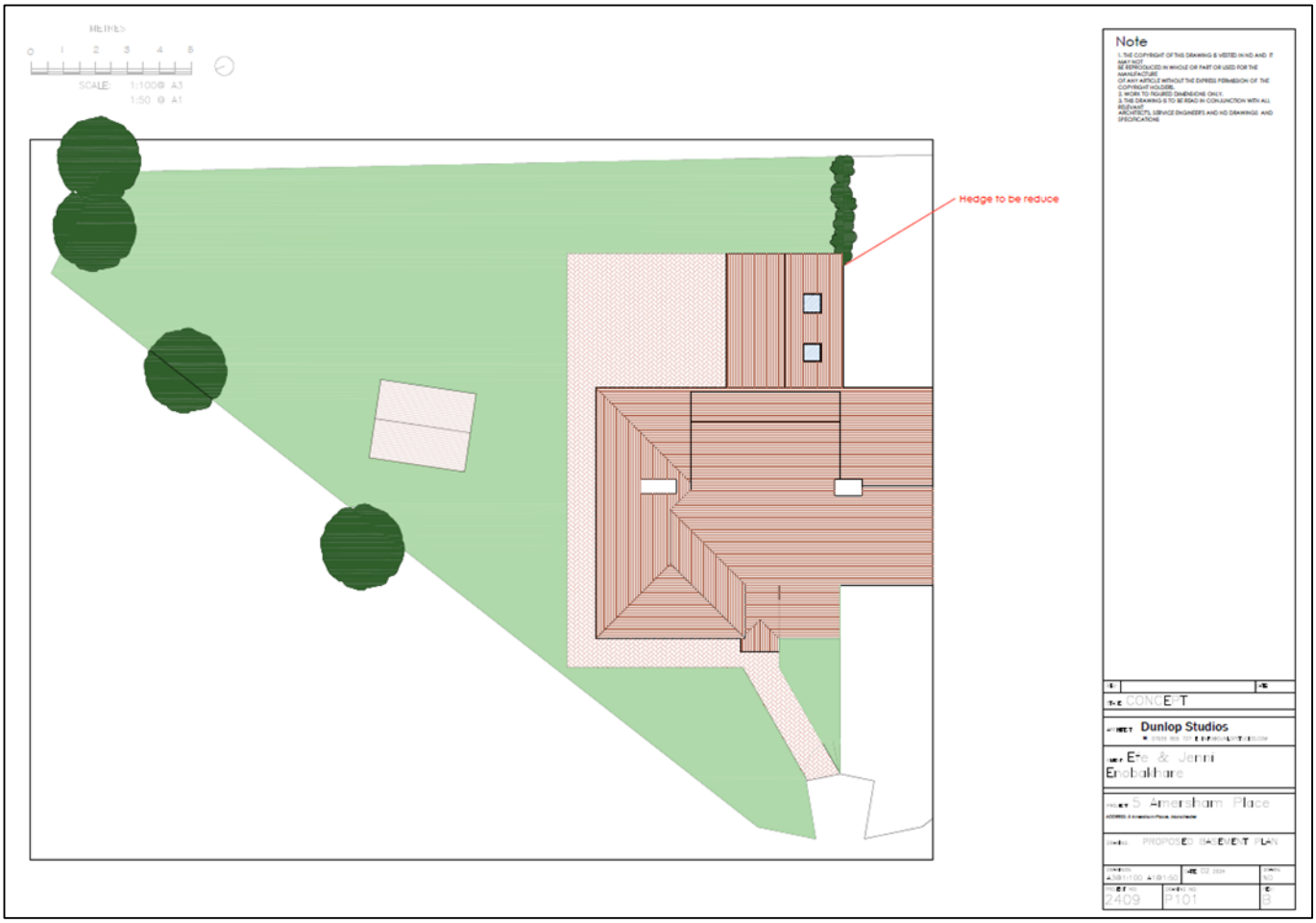
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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 elevations



Submitted site plan, mislabelled as 'proposed basement plan'

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 – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposed roof alterations and roof dormer extension would have an unduly harmful impact upon the visual amenity of the area on account of their lack of visual subservience to the host dwellinghouse, representing an overdevelopment of the property's roof space as well as forming a visually incongruous and overly dominant feature, which would be out-of-keeping with the appearance of the surrounding residential properties. In addition to this, the submitted plans and elevations contain a number of inaccuracies and discrepancies, which mean they are not of an approvable standard. Moreover, the submitted application form and description of development fail to make reference to the single storey front extension shown on the plans.

On this basis, the proposal is considered to conflict with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework, and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Inaccurate information – the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) provides general requirements for the submission of planning applications, namely that these should be accompanied by a plan which identifies the land to which the application relates and any other plans, drawings, and information necessary to describe the development, which is the subject of the application.

With this in mind, it is considered that the information submitted under this application fails to meet the requirements set out in this Order on account of the numerous inaccuracies and discrepancies which exist amongst the submitted drawings. These are set out more clearly below:

- The proposed site plan, proposed ground floor plan, proposed first-floor plan, and proposed roof plan depict the rear extension as being sited along the shared boundary with No.6 Amersham Place, whereas the proposed rear elevation depicts a gap of 0.258m to the shared boundary.
- The proposed site plan has been mislabelled as 'proposed basement plan',
- The proposed loft/roof plan has been mislabelled as 'proposed first floor plan',
- The proposed first-floor plan and proposed roof plan depict the single storey front extension as featuring a canopy/overhang; however, this is not reflected on the proposed side elevations.
- The proposed front elevation shows a new window at first-floor level; however, this is not depicted on the proposed first-floor plan.

Additionally, the proposed plans and elevations also depict a single storey front extension in addition to the single storey rear extension and rear dormer, which has not been included within the description of development on the submitted application form.

Therefore, given the quality and accuracy of the submitted information, and the uncertainty of how the proposal may affect the amenities of neighbouring residents, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Roof alterations and rear dormer extension – the dormer extension would be sited at the rear of the property, facing southeast. It would measure to 3.143m in length/depth, 4.817m in width, and 2.654m in height. It would extend above the existing ridge of the dwellinghouse by

1.2m and would feature no setback from the eaves. A gap of 0.34m would be maintained to the boundary shared with the adjoining property. The proposed materials of the dormer are unclear as no materials annotations are included on the submitted drawings. In terms of its elevational features, its side elevations would be blank and featureless, whilst its rear elevation would feature 2no. windows.

Overall, the siting, scale, and massing of the roof alterations and rear dormer extension is considered to be unacceptable. This is on the basis that their excessive mass and bulk and lack of visual subservience to the host dwellinghouse (extending significantly above the existing ridge with no setback maintained to the eaves) would result in excessively large and bulky additions to the property which would overdevelop its roof space and introduce an overbearing feature into the area.

These elements would also have the capacity to cause considerable visual harm to the amenity of the area as they would significantly alter the existing massing and appearance of the property as well as its prominence within the street. The scale of the development and amended ridge/roof form would be out of character and out-of-keeping with the nearby residential properties, with the proposal therefore forming a visually incongruous and obtrusive feature, which would not be sympathetic to the host dwellinghouse or its surrounding area. The visual harm caused as a result of the proposal would be further exacerbated by the property's prominent siting at the head of the cul-de-sac with clear sightlines available along the length of Amersham Place.

The proposal would therefore act against the principles set out in saved policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Rear extension – the single storey rear extension would be sited at the back of the property, facing southeast. It would project 4.331m rearwards from the host dwellinghouse, with a width of 3.654m, a dual pitch roof height of 3.598m and an eaves height of 2.606m. Due to discrepancies amongst the submitted drawings (detailed above), it is unclear as to whether the extension would be sited along the shared boundary or with a gap maintained. The submitted application form indicates that the extension would be built of brickwork, roof tiles and windows to match the existing dwellinghouse. Its southwest side elevation would be blank and featureless, its rear elevation would feature 1no. window and its northeast side elevation would feature a set of inward-opening doors. Its southeast-facing roof slope would feature 2no. flat skylights.

This element of the proposal is considered acceptable in regard to its minimal impact upon the visual and residential amenity of the area, however, in order to reach an approvable standard, the discrepancies amongst the submitted drawings would need to be rectified.

Front extension – the submitted plans indicate that the front extension would project 1.678m frontwards, with a width of 3.097m, a mono pitch roof height of 3.687m, and an eaves height of 2.582m. It would be sited along the boundary shared with No.6 Amersham Place. The submitted application form indicates that the extension would be built of brickwork, roof tiles and windows to match the existing dwellinghouse. Its southwest side elevation would be blank and featureless, whilst its front elevation would feature 1no. inward-opening door and 1no. window.

The proposed first-floor plan and proposed roof plan depict the single storey front extension as featuring a canopy/overhang; however, this is not reflected on the proposed side elevations.

Additionally, the proposed front has not been included within the description of development on the submitted application form. These discrepancies would need to be rectified in order to reach an approvable standard.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and resultant negative impact upon the visual amenity of neighbouring occupiers as well as the overall appearance of the host dwellinghouse and surrounding street scene. Additionally, the inaccurate and inconsistent information submitted does not provide a consistent representation of the application property and the proposal itself, with the drawings therefore not considered to be of an approvable standard. .

The agent of the application was informed of the above concerns and a number of amendments were requested; however no response was received. As such, these issues were unable to be adequately resolved.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the host dwellinghouse, street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies. The submitted information for this proposal is inaccurate, inconsistent and unacceptable and, as such, cannot be approved due to its confliction with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The proposal therefore cannot be supported by the City Council.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application

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

1) A number of errors have been identified within the submitted drawings. Corrected plans have been requested but not submitted; therefore, given the quality and accuracy of the submitted information, and the uncertainty of how the proposal may affect the amenities of neighbouring residents, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

2) The roof alterations and rear dormer extension, by reason of their siting, scale, and massing, would result in an excessively large and bulky addition to the property and would be considered an overdevelopment of the property's roof space. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

3) The roof alterations and rear dormer extension, by reason of its siting, scale, and massing, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Stockport Metropolitan Borough Council

2 Amersham Place, Manchester, M19 1PP
4 Amersham Place, Manchester, M19 1PP
3 Amersham Place, Manchester, M19 1PP
1 Amersham Place, Manchester, M19 1PP
15 Eastern Circle, Manchester, M19 1PE
17 Eastern Circle, Manchester, M19 1QD
6 Amersham Place, Manchester, M19 1PP

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