MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140592/FH/2024
Date registered valid:	23 July 2024
Proposal:	Erection of dormer to rear and single storey rear extension
Address:	20 Victoria Road, Whalley Range, Manchester, M16 8DP
Ward(s):	Whalley Range Ward
Applicant:	Mr Haroon Saeed
Agent (if any):	Mr Ahmed Choudhry, NADA Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16 September 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 August 2024 Expired: 28 August 2024

Site notice: Posted: 23 August 2024 Expired: 14 September 2024

Press advert: Published: 13 August 2024 Expired: 3 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of redbrick and red paint with a red concrete tile dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front and a rear-facing dormer window, a modest front garden / yard bordered by a mid-level redbrick wall, a two-storey rear outrigger, a conservatory extension, and a modest rear yard.








2
6
22
18
20
16

Description of area

Victoria Road is a residential street situated within the Whalley Range ward of Manchester, close to St Margaret's Church of England Primary School, Alexandra Park, and the Carlton Club. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

It should also be noted that the application property is sited within the Whalley Range Conservation Area (first designated in October 1991). The conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

Description of development

The applicant is seeking permission for the erection of a dormer to rear and a single storey rear extension.

The scheme represents an amendment to the scheme previously approved under 138982/FH/2024, with alterations made to the scale and massing of the rear dormer.

Planning history

ENF/11200/11 – Enforcement enquiry: Rear conservatory – **CLOSED** (16.08.2011).

122253/FH/2018 - Installation of rear dormer to form additional living accommodation – **WITHDRAWN** (15.02.2019).

138982/FH/2024 - Installation of rear roof dormer and erection of a single storey rear extension following demolition of existing conservatory - **APPROVED** (07.03.2024).

Consultations & Notification Responses

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

Policies

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

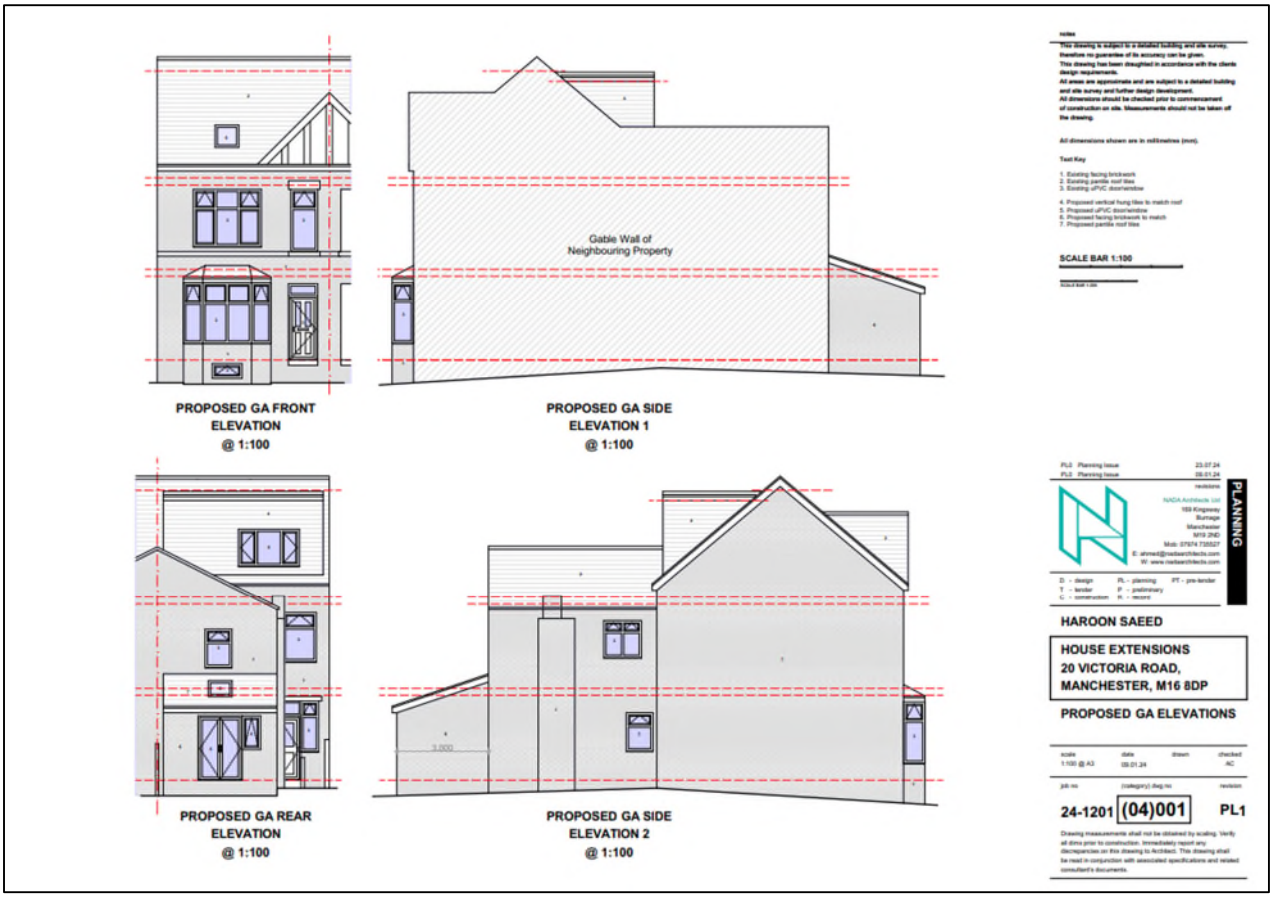
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

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
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and enhancing the historic environment Issues

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
- Policy JP-P2 – Heritage



Submitted proposed elevations



Submitted proposed plans

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 erecting a single storey rear extension together with a rear dormer to provide additional 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, parking and the Whalley Range conservation area.

Siting, scale, and massing – the single storey extension would be sited at the back of the property, facing east, replacing the existing conservatory extension. It would project 3m rearwards from the two-storey rear outrigger of the host dwellinghouse, with a width of 3.725m, mono pitch roof height of 3.888m, and an eaves height of 2.707m. A gap of 0.2m would be maintained to the plot's southern boundary shared with No.18 Victoria Road, whilst a gap of 1.705m would be maintained to the plot's northern boundary shared with No.22 Victoria Road.

The dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, set 0.8m below the existing ridge, and 0.457m above the eaves. It would measure to 3.277m in length/depth, 5.235m in width, and 2.69m in height. A gap of 0.2m would be maintained to the shared boundary with No.18 Victoria Road, whilst a gap of 0.2m would be maintained to the shared boundary with No.22 Victoria Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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

Appearance and visual amenity – the single storey rear extension would be built of brickwork, roof tiles, windows and doors to match the existing. It would feature blank side elevations, a set of inward-opening doors and 1no. window to the rear and 1no. flat skylight to its rear-facing roof slope.

The rear dormer extension would be clad in vertical hanging tiles to match those featured on the existing dwellinghouse with uPVC windows. It would feature blank side elevations and 1no. window to its rear elevation.

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 rear of the property, the extensions would not be largely visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Impact upon the Whalley Range conservation area – the extensions would be sited at the back of the property and would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, ensuring minimal harm is caused to the visual amenity of the area and the character of the Whalley Range conservation area, in accordance with policy DC18 of the UDP, policy EN3 of the Core Strategy, chapter 16 of the NPPF and Policy JP-P2 of the Places for Everyone joint development plan document.

Residential amenity – given that the rear extension would be single storey, with dimensions similar to the existing conservatory extension, and with a maximum roof height of 3.888m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

The rear dormer's siting within the host dwellinghouse's roof space, with a considerable setback

from the eaves, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

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

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

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

Use – in their email correspondence dated to the 23rd August 2024, the agent of the application confirmed that the extension(s), and property overall, would remain in use as a Class C3 family dwellinghouse.

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 and effect upon the Whalley Range Conservation Area, waste storage and parking as it broadly complies with policy DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy and chapters 12 and 16 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

'Proposed GA Floor Plans & Site Plan', numbered '(02)001 PL1', stamped as received by the City Council as Local Planning Authority on the 23rd July 2024.
'Proposed GA Elevations', numbered '(04)001 PL1', stamped as received by the City Council as Local Planning Authority on the 23rd July 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 single storey rear extension and rear dormer extension hereby permitted shall match those of the existing dwellinghouse 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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Filey Avenue, Manchester, M16 8DW
4 Filey Avenue, Manchester, M16 8DW
2 Filey Avenue, Manchester, M16 8DW
12 Victoria Road, Whalley Range, Manchester, M16 8DP
17 Victoria Road, Whalley Range, Manchester, M16 8GP
23 Victoria Road, Whalley Range, Manchester, M16 8GP
Apartment 31, 150 Withington Road, Manchester, M16 8FB
Apartment 9, 152 Withington Road, Manchester, M16 8FB
Apartment 7, 152 Withington Road, Manchester, M16 8FB
Apartment 4, 152 Withington Road, Manchester, M16 8FB
Apartment 17, 152 Withington Road, Manchester, M16 8FB
Apartment 15, 152 Withington Road, Manchester, M16 8FB
Apartment 12, 152 Withington Road, Manchester, M16 8FB
Apartment 10, 152 Withington Road, Manchester, M16 8FB
Apartment 33, 150 Withington Road, Manchester, M16 8FB
Apartment 30, 150 Withington Road, Manchester, M16 8FB
Apartment 27, 150 Withington Road, Manchester, M16 8FB
Apartment 25, 150 Withington Road, Manchester, M16 8FB
Apartment 22, 150 Withington Road, Manchester, M16 8FB
Apartment 20, 150 Withington Road, Manchester, M16 8FB
22 Victoria Road, Whalley Range, Manchester, M16 8DP
14 Victoria Road, Whalley Range, Manchester, M16 8DP
10 Victoria Road, Whalley Range, Manchester, M16 8DP
19 Victoria Road, Whalley Range, Manchester, M16 8GP
21 Victoria Road, Whalley Range, Manchester, M16 8GP
25 Victoria Road, Whalley Range, Manchester, M16 8GP
27 Victoria Road, Whalley Range, Manchester, M16 8GP
Flat 3, 144 Withington Road, Manchester, M16 8FB
5 Chatsworth Grove, Manchester, M16 8GY
3 Chatsworth Grove, Manchester, M16 8GY
Flat 6, 144 Withington Road, Manchester, M16 8FB
Flat 5, 144 Withington Road, Manchester, M16 8FB
152 Withington Road, Manchester, M16 8FB
Apartment 26, 150 Withington Road, Manchester, M16 8FB
Apartment 24, 150 Withington Road, Manchester, M16 8FB
Apartment 23, 150 Withington Road, Manchester, M16 8FB
Apartment 21, 150 Withington Road, Manchester, M16 8FB
Apartment 19, 150 Withington Road, Manchester, M16 8FB
Apartment 18, 150 Withington Road, Manchester, M16 8FB
Apartment 8, 152 Withington Road, Manchester, M16 8FB
Apartment 6, 152 Withington Road, Manchester, M16 8FB
Apartment 5, 152 Withington Road, Manchester, M16 8FB
Apartment 3, 152 Withington Road, Manchester, M16 8FB
Apartment 2, 152 Withington Road, Manchester, M16 8FB
Apartment 16, 152 Withington Road, Manchester, M16 8FB
Apartment 14, 152 Withington Road, Manchester, M16 8FB
Apartment 13, 152 Withington Road, Manchester, M16 8FB
Apartment 11, 152 Withington Road, Manchester, M16 8FB
Apartment 1, 152 Withington Road, Manchester, M16 8FB
Apartment 34, 150 Withington Road, Manchester, M16 8FB

Apartment 32, 150 Withington Road, Manchester, M16 8FB
Apartment 29, 150 Withington Road, Manchester, M16 8FB
Apartment 28, 150 Withington Road, Manchester, M16 8FB
16 Victoria Road, Whalley Range, Manchester, M16 8DP
7 Chatsworth Grove, Manchester, M16 8GY
8 Filey Avenue, Manchester, M16 8DW
Flat 1, 144 Withington Road, Manchester, M16 8FB
Flat 4, 144 Withington Road, Manchester, M16 8FB
Flat 2, 144 Withington Road, Manchester, M16 8FB
29 Victoria Road, Whalley Range, Manchester, M16 8GP
1 Chatsworth Grove, Manchester, M16 8GY
24 Victoria Road, Whalley Range, Manchester, M16 8DP
18 Victoria Road, Whalley Range, Manchester, M16 8DP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA