

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140636/FH/2024
Date registered valid: 20 August 2024
Proposal: Installation of rear dormer and hip to gable roof conversion, and raised terrace to rear with associated 1.8m high fence
Address: 259 Blackley New Road, Manchester, M9 8FS
Ward(s): Higher Blackley Ward

Applicant: Barnett
Agent (if any): Sam Golding, Gold Sketch Studios Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 September 2024

Standard consultations:

Printed: 29 August 2024 Expired: 19 September 2024

Neighbour notifications

Printed: 29 August 2024 Expired: 19 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/area

259 Blackley New Road relates to a brick-built semi-detached property in Higher Blackley, designed with tiled hipped roof. The property benefits from a front garden and single driveway to the front, and 16m deep garden to the rear which borders a dense area of vegetation and the River Irk beyond. The property has been previously extended through a single storey side extension (which does not have any planning history). Boundary treatment around the rear garden comprises low to mid-height timber fencing.

The topography of the application site slopes downwards towards the rear boundary.

The surrounding area is predominantly residential in character, with properties along this part of Blackley New Road comprising a similar scale, form and character. Directly behind these properties lies the River Irk and beyond an area of Greenspace including two reservoirs and Broughton Angling Club.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

This application seeks permission for a hip to gable roof extension, rear dormer window and raised platform to the rear with 1.8m boundary fencing. The elements are proposed as follows:

Hip to gable extension = 22.93m² total volume

Rear dormer extension = 40.75m³ total volume

- 6.65m width
- 2.85m height
- 4.3m depth
- Box design

Raised platform

- Timber decking approximately 1.3m in height x 3m depth x 3.75m width
- 1.85m boundary fencing along shared boundary with no. 257 adjoining.
- Stairs down to the rear garden level

Proposed fenestration comprises an additional window at second floor level in the new gable end (to serve a staircase), alongside a single window and Juliet balcony in the rear elevation of the dormer extension. A pair of French doors is proposed in the rear elevation at ground floor to replace a former window, in order to provide level access to the raised platform.

Proposed materials are red roof tiles and brickwork to match existing.

Planning permission is required for the roof works as the proposed development (63.68 cubic metres) exceeds the total volume allowance of 50m³, as set out in the General Permitted Development Order.

Consultations & Notification Responses

Local responses

None

Consultee responses

Flood Risk Management – No comments received.

Relevant Planning History

None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

JP-S4 – Flood Risk and the Water Environment

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 14 – Flood Risk (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of erecting a hip to gable extension, rear dormer extension and raised rear platform with fencing in order 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed hip to gable conversion would allow the rear dormer to be sited along the rear elevation, providing an additional total roof volume of approx.63.68 cubic metres. Given that the dormer and hip to gable extension would not comply with the total volume allowance of 50m³ this therefore fails to meet permitted development and does not afford a legitimate fallback position.

The proposed dormer would be set-in from the original eaves by 0.25metres with a flat roof. The proposed extensions would be made of materials to match the existing property, which will be conditioned and are considered to have been designed sympathetically to relate to the existing property. The proposed roof extensions are considered subservient and appropriately sited and scaled for the size of the house, therefore, the design of the extensions would not adversely affect the appearance of the dwelling pursuant to policies DC1, DM1 and SP1.

Due to the arrangement and siting of the neighbouring properties the proposed rear dormer and raised rear platform and fencing would not be readily visible from the public highway and there are no residential properties to the rear, therefore would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the later of which is not a conservation area.

The proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on residential amenity:

With regards to the proposed hip to gable extension and rear dormer window extension, given that these elements would not increase the footprint of the host property, it is considered that these elements 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, the proposed fenestration in the rear elevation (dormer) would afford outlook over the applicant's own rear garden, which would not give rise to impact over and above the existing situation. The proposed window at second floor level in the gable end would serve a stairwell, this shall be conditioned to be obscure glazed and retained thereafter, in order to protect the privacy of neighbouring occupant's due west.

The proposed rear raised platform (1.3m) and associated privacy fence panel (1.85m) would be sited along the shared boundary with the adjoining property no.257, measuring approximately 3.15m in total height from garden level by 2.45m in depth. Whilst this proposal would exceed the 2.0m parameters of permitted development rights for private boundary treatments, it is considered acceptable in this specific instance given the context of the application site in relation to neighbouring properties. Given the topography of this area sloping towards the River Irk (south), residential properties are set higher than the rear gardens. Site photos illustrate that the adjoining property, no. 257, affords an existing raised platform along this boundary, set in line with the ground floor finished floor levels, similar in nature to the proposed development. As such, it is considered that the decking and 1.85m privacy screen proposed adjacent to this existing platform on the neighbouring property should ensure that the privacy of neighbouring occupiers is not infringed upon and would not give rise to undue impacts in the form of overdominance and overshadowing.

In addition, no objections have been received in response to the application.

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

Highways:

The proposed development would not interfere with the existing parking provision within the application curtilage, retaining the single driveway to the front of the property, as such is considered acceptable in this regard.

Other matters:

Flood Risk - The application site is partially located within Flood Zone 2, encompassing the rear garden at a lower land level than the host property. Given that the proposal is for extensions to

the original property (upwards and no additions to the original footprint), the scheme is considered acceptable in the absence of comments from MCC Flood Risk Management.

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 policies 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit

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. Specified drawings and documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Plans and Elevations', numbered '003', stamped as received by the City Council as Local Planning Authority on the 29/07/2024.
- 'Site – Existing & Proposed, numbered '502', stamped as received by the City Council as Local Planning Authority on the 29/07/2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. Matching materials

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, the rear dormer shall be constructed with vertically hanging roof tiles to match the existing dwelling.

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. Obscure Glazing

Notwithstanding the fenestration details annotated on the submitted plans, the second floor side window, to serve the loft stairwell, as shown on the approved 'Proposed Plans and Elevations, numbered 003', stamped as received by the City Council as Local Planning Authority on 29 July 2024, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

261 Blackley New Road, Manchester, M9 8FS
362 Blackley New Road, Manchester, M9 8FR
263 Blackley New Road, Manchester, M9 8FS
257 Blackley New Road, Manchester, M9 8FS
364 Blackley New Road, Manchester, M9 8FR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA