# Planning

## Growth & Development

## Delegated officer report for planning application

| | |
|---|---|
| **Application no.** | 140758/FH/2024 |
| **Date registered valid:** | 27 August 2024 |
| **Proposal:** | Roof alterations including raising the ridge height together with the installation of a rear roof dormer |
| **Address:** | 16 Holwood Drive, Manchester, M16 8WS |
| **Ward(s):** | Whalley Range Ward |
| **Applicant:** | Mr Murtaza Hussain |
| **Agent (if any):** | Mr V Alyas, Architek |
| **Case officer:** | Holly Wright<br>Tel: 0161 219 6381<br>Email: holly.wright@manchester.gov.uk |
| **Recommendation:** | Refuse |
| **Date of recommendation:** | **16 October 2024** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 4 September 2024

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 30 August 2024 Expired: 20 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:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey detached C3 dwellinghouse of red/brown brick with a grey concrete tile hipped roof. The property features brown uPVC and timber-framed windows, including a two-storey bay to the front, a large concrete driveway, a two-storey side and rear extension with a part-hipped / part-flat roof, a single storey rear extension with a red concrete tile pitched roof, and a detached outbuilding situated within a spacious rear garden.















## Description of area

Holwood Drive is a residential cul-de-sac situated within the Whalley Range ward of Manchester, close to Wilbraham Road (A6010), Whalley Range Cricket & Lawn Tennis Club, and Hough End Playing Fields. The area is predominantly residential in terms of its character, consisting of terraced, 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 roof alterations including raising the ridge height together with the installation of a rear roof dormer.

## Planning history

F09245 - Single storey extension side of dwellinghouse to form Utility Room with extension at first floor level over existing garage to form bedroom – **APPROVED** (23.10.1978).

38950 - Single storey extension at rear of dwellinghouse to form dining room, kitchen, and utility room – **APPROVED** (26.04.1991).

137038/FH/2023 - Erection of a first-floor rear extension – **WITHDRAWN** (11.07.2023).

138253/FH/2023 - Erection of a first-floor rear extension to form additional living accommodation – **WITHDRAWN** (19.01.2024).

140758/FH/2024 - Roof alterations including raising the ridge height together with the installation of a rear roof dormer – **PENDING CONSIDERATION.**

## Consultations & Notification Responses

Three letters of objection were received in response to this application. Their concerns are summarised as follows:

- Concerns relating to construction activities affecting neighbouring residents, in terms of scaffolding infringing upon neighbouring properties.
- Civil issues relating to potential damage caused to shared boundaries.
- Concerns relating to the use/obstruction of neighbouring driveways.
- Concerns relating to construction debris falling within the boundaries of neighbouring properties.
- Overlooking and loss of privacy.
- Overbearing and visually domineering for surrounding residents.

## 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.

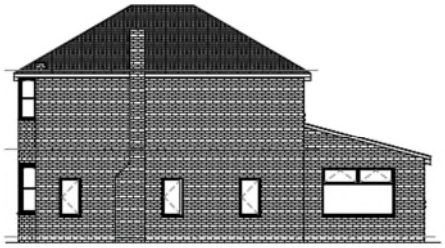
- Policy JP-P1: Sustainable Places

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3



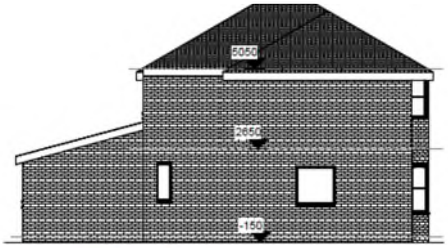
**01_E-Elevation**
1 : 100



**02_E-Elevation**
1 : 100



**03_E-Elevation**
1 : 100




**04_E-Elevation**
1 : 100

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ARCHITEK
BUILDING DESIGN CONSULTANCY
0161 511 8479
vikas@architek.uk
916 Stockport Road, Levenshulme, Manchester, M19 3AB

| No. | Description | Date |
|---|---|---|
| P1 | Issue to Planning | 15.07.2024 |

PROJECT: Loft Dormer Roof Extension and Remodel
MANCHESTER CITY COUNCIL
PURPOSE OF ISSUE: PLANNING
ADDRESS: 1274_16 Holwood Dr Whalley Range M16 8WS
SHEET: Existing Elevations
CLIENT: Murtaza Hussain
Date: 07.06.2024
Project number: 1274
Scale (@ A3): 1 : 100
Drawn by: VA
Checked by: VA
DRAWING NUMBER: A103
REV: P1

**Submitted existing elevations**

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3



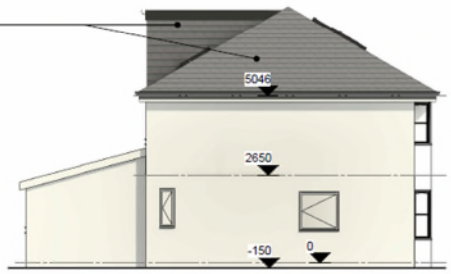

**01_P-Elevation**
1 : 100



**02_P-Elevation**
1 : 100




**03_P-Elevation**
1 : 100




**04_P-Elevation**
1 : 100

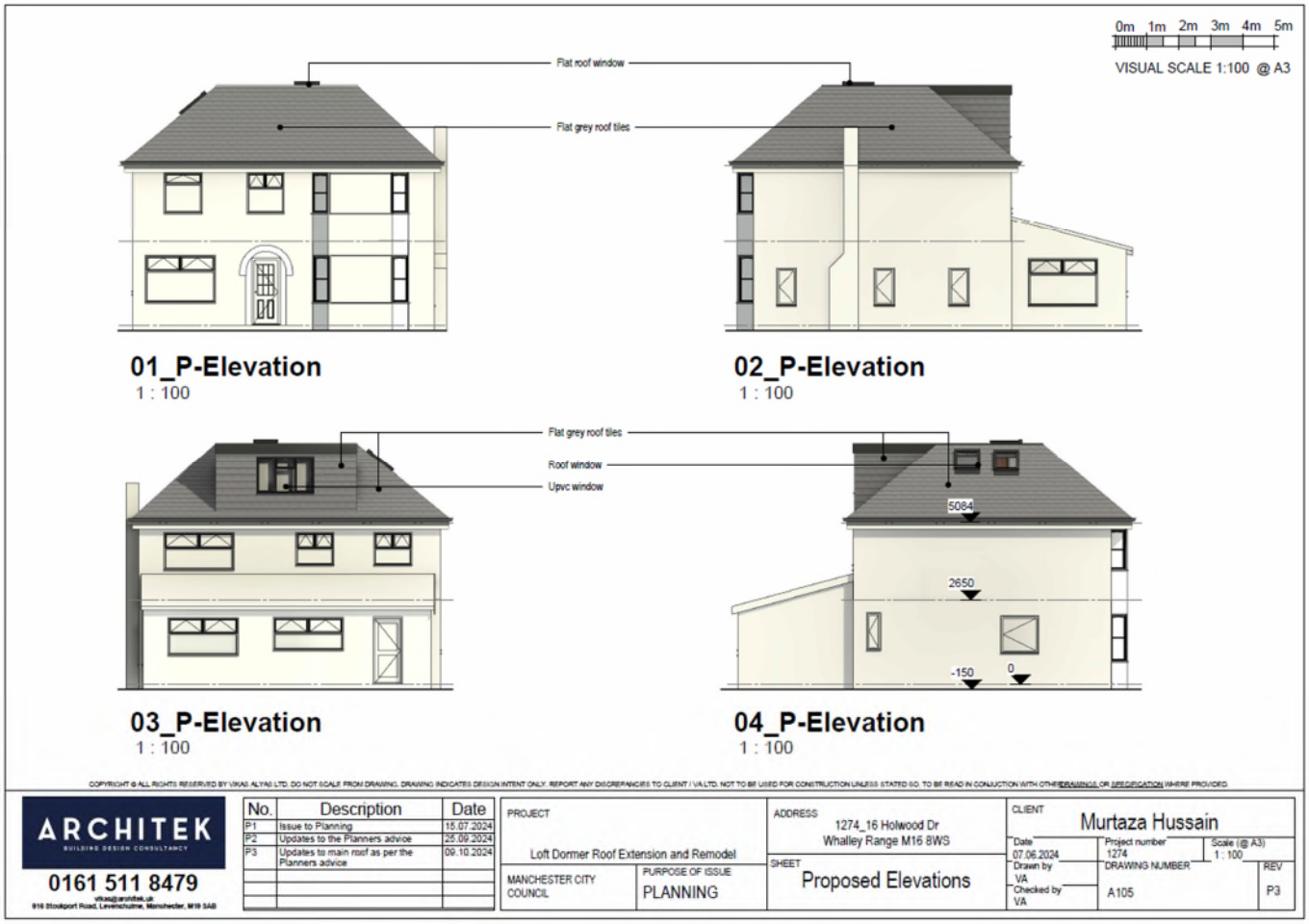
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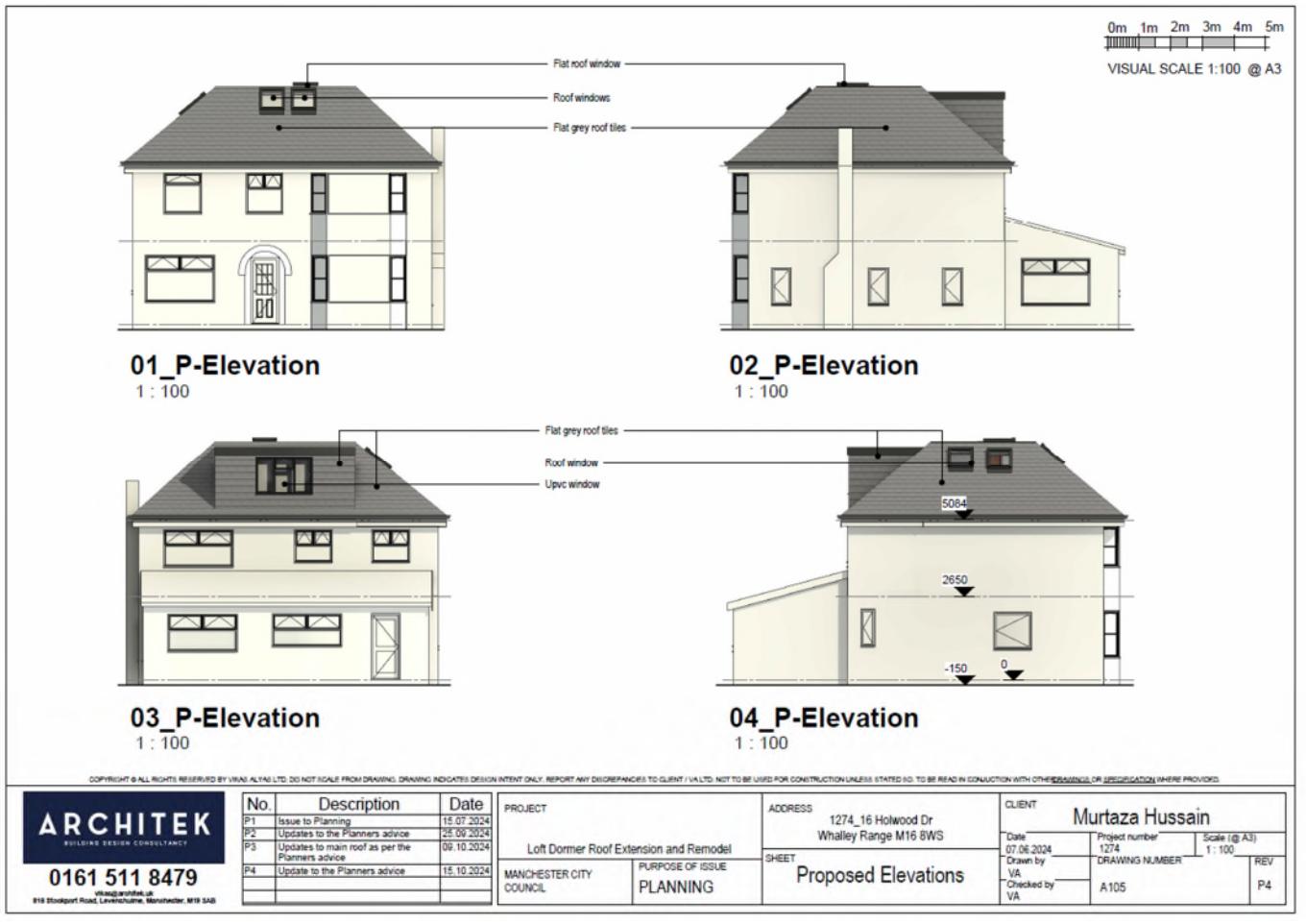
| No. | Description | Date |
|---|---|---|
| P1 | Issue to Planning | 15.07.2024 |

PROJECT: Loft Dormer Roof Extension and Remodel
MANCHESTER CITY COUNCIL
PURPOSE OF ISSUE: PLANNING
ADDRESS: 1274_16 Holwood Dr Whalley Range M16 8WS
SHEET: Proposed Elevations
CLIENT: Murtaza Hussain
Date: 07.06.2024
Project number: 1274
Scale (@ A3): 1 : 100
Drawn by: VA
Checked by: VA
DRAWING NUMBER: A105
REV: P1

**Scheme as it was originally submitted**




**Revised scheme P3**




**Revised scheme P4**

## 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.

Despite numerous iterations of the scheme being submitted, it is considered that the proposed roof alterations and rear dormer extension would have an unduly harmful impact upon the visual amenity of the area on account of its lack of visual subservience to the host dwellinghouse, representing an overdevelopment of the property's roof space overall which would be out-of-keeping with the appearance of the surrounding residential properties.

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 and chapter 12 of the National Planning Policy Framework.

**Siting, scale, and massing –** the proposal would affect the existing property's roof space by significantly raising its overall height, incorporating an excessive length of flat roof, and substantially altering the gradient of its front, side, and rear-facing roof slopes.

The proposal also includes the installation of a rear dormer extension, which would project southwards from the property's substantially altered roof form. The proposed dormer would measure to 2.424m in length/depth, 4.462m in width, and 1.993m in height. It would be set 0.258m below the property's amended roof height (which would be above the property's existing ridge height) and 0.329m above its existing eaves.

Overall, the siting, scale, and massing of the proposal is considered to be unacceptable. This is largely due to the excessive mass and bulk of the developments as well as their lack of visual subservience to the host dwellinghouse, which would substantially alter the existing appearance of the property, representing excessively large and bulky additions which would overdevelop the property's roof space and introduce an overbearing feature into the area.

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.

**Appearance and visual amenity –** the submitted plans/elevations and application form indicate that the proposal would be built of flat grey roof tiles to match the existing, with black/grey windows and skylights. The amended roof would feature 2no. skylights to its front/north-facing slope, 2no. skylights to its side/east-facing slope, and 1no. skylight to its flat roof form (projecting upwards by approximately 0.128m). The dormer extension would feature 1no. window to the rear with blank side elevations and a blank roof.

Whilst there are elements of the proposal's design which are considered acceptable, such as its use of matching materials, arguably its unacceptable features override this, thus warranting the refusal of this application.

As previously stated, the proposal would not read as a subservient addition to the host dwellinghouse and would constitute overdevelopment of the property's roof space. Sited at the front, side, and rear of the property, elements of the proposal would be visible within the street scene and public realm, and it is these elements that would 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. It should also be noted that the scale of the development would be out of character and out-of-keeping with the nearby residential properties, meaning the proposal would form 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 also 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 Holwood Drive.

The proposal would therefore act against the principles set out in saved policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and chapter 12 of the NPPF.

**Residential amenity –** in terms of overshadowing, loss of light, and loss of outlook, it is understood that such affects would be limited given the proposal's siting and positioning on the roof the property. Moreover, the only windows associated with the proposal would be implemented along the dormer's rear elevation and would be set back from the eaves. As such, they would provide no further degree of overlooking than any existing windows at first floor level and should have a minimal effect on the levels of privacy currently experienced.

However, it should be noted that the excessive mass and bulk of the proposal, together with its relative proximity to the plot's shared boundaries on account of previous additions and extensions would mean that the developments would result in the introduction of an overbearing, visually obtrusive feature into the area, to the detriment of the residential amenity of neighbouring occupiers.

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.

**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 and residential amenity of neighbouring occupiers as well as the overall appearance of the host dwellinghouse and surrounding street scene.

The applicant and their agent were informed of the above concerns and a number of amendments were requested in order to ensure the proposal's acceptability and viability.

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 and residential amenity of neighbouring occupiers, thus acting against the principles set out in the aforementioned policies, hence the proposal cannot be supported by the City Council.

A number of revised schemes were submitted, however these failed to adequately address the concerns raised by the case officer.

## 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) The proposal by reason of its 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.

2) The proposal 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

24 Caistor Close, Manchester, M16 8NW
18 Holwood Drive, Manchester, M16 8WS
28 Caistor Close, Manchester, M16 8NW
26 Caistor Close, Manchester, M16 8NW
22 Caistor Close, Manchester, M16 8NW
20 Caistor Close, Manchester, M16 8NW
14 Holwood Drive, Manchester, M16 8WS
18 Caistor Close, Manchester, M16 8NW

## 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