

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140361/FO/2024

Date registered valid: 11 July 2024

Proposal: Erection of a hip to gable extension together with the installation of a rear roof dormer and installation of front rooflights

Address: 49 Springbridge Road, Manchester, M16 8PW

Ward(s): Whalley Range Ward

Applicant: Mr Majid

Agent (if any): Mr Muthahar Khan, Studio Tashkeel Architecture

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 12 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 August 2024 Expired: 22 August 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

Description of area

The application site relates to 49 Springbridge Road within the south Manchester ward of Whalley Range. The application site relates to a semi-detached, two storey, red brick dwellinghouse with curved bay window with rosemary tile detailing, stained glass windows and a hipped roof. The property benefits from a rear extension as previously approved under 106262/FH/2014/S1 (see planning history for further details). Amenity space for the property consists of a paved off street driveway to the front which continues along the side of the property and amenity space to the rear consists of a rear garden and an area of paving.

The surrounding area is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of a hip to gable extension together with the installation of a rear roof dormer and installation of front rooflights.

The hip to gable roof extension would allow additional space for the installation of the rear roof dormer. The hip to gable roof extension would follow the ridge line of the existing property and would have an approximate volume of 19.6 cubic metres. The rear roof dormer would sit within

the host roof plane and hip to gable conversion and would have approximate dimensions of Height: 2.3 x Length: 6 x Width: 3.6 metres. The roof dormer would have an approximate volume of 24.84 cubic metres.

The proposal would involve the insertion of two rooflights within the front roof plane of the host property and the insertion of two windows within the rear elevation.

Materials to be used throughout the proposal would consist of:

- Roof tiles to match roof for hip to gable conversion,
- uPVC rooflights – colouration to match existing slate tiles,
- white uPVC windows to match existing,
- EPDM dormer roof material,
- slate tile material for facing dormer material.

Negotiations during the Course of the Application

Further information was requested from the agent in respect of materials to be used for the development.

Planning History

106262/FH/2014/S1- Erection of part single, part two-storey rear extension to form additional living accommodation.

Approved 3 September 2014.

117424/FH/2017- Erection of a detached outbuilding in rear garden.

Withdrawn 18 December 2007.

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).

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 CABI 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 application is for the erection of a hip to gable extension together with the installation of a rear roof dormer and installation of front rooflights. 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. It is noted that the development may have been achievable through the route of Permitted Development, however given the existing development to the property (see planning reference: 106262/FH/2014/S1 for further details), this is not possible. 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

Hip to gable roof extension:

The hip to gable roof conversion would result in additional built form closer to the neighbouring property to the north, no.47 Springbridge Road, than is currently the case. However, given the built form would be at roof level and a gap would remain between the proposal and the neighbour's side elevation, and given the existing relationship between the two neighbours, it is not considered to cause an overbearing impact. Any loss of light would be minimal given the orientation of the properties. No windows would be inserted within the gable elevation of the proposal facing the direction of no.47 Springbridge Road and therefore the proposal would not

impact any overlooking/loss of privacy that the neighbour can reasonably expect to enjoy, as a result of the proposal.

The hip to gable conversion would be visible from the streetscene, however given gable roofs are a common feature in residential settings, including to the north west of the applicant site, the proposal would not result in a visually intrusive feature to the immediate streetscene.

Installation of a rear roof dormer:

The proposed dormer would sit across both the roof plane of the host property and the hip to gable roof conversion.

The dormer due to its nature of built form would not give rise to any overbearing or loss of light implications.

The two windows within the proposed bedroom and bathroom would look onto the applicant's garden. One window would relate to bedroom 05 and would look into the applicant's rear garden. This is not considered to give rise to adverse privacy implications to the adjoining neighbours gardens, given a similar view could be obtained as existing from the applicant's first floor rear window. The applicant site benefits from an extensive rear garden and as such, the dormer is not considered to give rise to any adverse implications in terms of overlooking to those properties to the rear, located along Montcliffe Crescent. The second window to be inserted in the rear elevation of the roof dormer relates to a bathroom window. Although small, a condition would be placed on any approval granted for the window to be obscure glazed. Therefore, it is not considered to give rise to adverse harm in terms of privacy implications. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent. No windows would be inserted in the side elevations of the dormer and as such, the implications in terms of privacy are limited.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property, given the Permitted Development rights that exist for roof extensions. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Installation of front rooflights:

Due to the height of the rooflights, this element would not give rise to adverse privacy implications and therefore acceptable in terms of any adverse amenity implications.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity as a result of the proposal. Given this, the proposal is considered pursuant to Policy DC1 of the UDP and provisions within DM1 and SP1 of Manchester's Core Strategy.

Design and Appearance

Hip to gable roof conversion and rear roof dormer:

Although Permitted Development rights allow the conversion of hip to gable roof development, given the existing rear extension previously erected at the site, it would not be possible to achieve the proposal through PD rights given '*(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than - (i) 40 cubic metres in the case of a terrace house*'. In this instance, the hip to gable conversion in combination with the rear roof dormer would have an approximate volume of 44.4 cubic metres, not including the previously created roof space of the existing rear extension. In this instance, the creation of

additional roof space and further extensions to the property are not considered to result in overly large or bulky structures and is considered acceptable in scale and massing, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

The dormer is set above eaves level and set below the ridge height of the host property. As such, the form of the dormer is acceptable. The form of the hip to gable roof conversion is also considered acceptable and examples of hip to gable roof alterations and/ or rear roof dormers are evident within the immediate area including properties along the east side of Springbridge Road. As such, this element of the proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Roof lights:

It is noted the two rooflights could be achieved through the route of Permitted Development however are included within the description of development to encompass all elements of work at the site. The rooflights are considered acceptable in size and form, number and location, pursuant to Policy DC1 of the UDP.

Materials to be used throughout the proposal would consist of:

- Roof tiles to match roof for hip to gable conversion,
- uPVC rooflights – colouration to match existing slate tiles,
- white uPVC windows to match existing
- EPDM dormer roof material
- slate tile material for facing dormer material.

Further information for the materials were requested during the course of the application and the list above is considered adequate to understand the appearance of the proposal and considered would, where possible, reflect the materials and colouration within the host property. The materials are therefore considered acceptable and A materials condition to this effect would be attached to 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 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

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. 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 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) 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 25 June 2024.

-Drawing- Proposed- Floor Plans, numbered PL_05, stamped as received by the City Council as Local Planning Authority on 25 June 2024.
-Drawing- Site Plan- Existing & Proposed-, numbered PL_02, stamped as received by the City Council as Local Planning Authority on 25 June 2024.
-Drawing- Proposed- Elevations, numbered PL_06 REV A, stamped as received by the City Council as Local Planning Authority on 30 August 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.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the bathroom window within the rear elevation of the proposed rear roof dormer as shown within the approved 'Drawing- Proposed- Elevations, numbered PL_06 REV A', stamped as received by the City Council as Local Planning Authority on 30 August 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.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out within the Application Form and 'Drawing- Proposed- Elevations, numbered PL_06 REV A', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

28 Springbridge Road, Manchester, M16 8PW
5 Montcliffe Crescent, Manchester, M16 8GR
9 Montcliffe Crescent, Manchester, M16 8GR
7 Montcliffe Crescent, Manchester, M16 8GR
30 Springbridge Road, Manchester, M16 8PW
51 Springbridge Road, Manchester, M16 8PW
47 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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA