



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140559/FH/2024
Date registered valid:	18 July 2024
Proposal:	Erection of a two storey side and part two/part single storey rear extension with rear roof dormers, together with outbuilding to rear garden for ancillary living accommodation.
Address:	211 Peel Hall Road, Manchester, M22 5HJ
Ward(s):	Sharston Ward
Applicant:	Mr Andy Flynn
Agent (if any):	Mr James Scott, SKY Design and Consulting Limited
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	12/09/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/08/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 August 2024 Expired: 23 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

The proposal relates to a semi-detached dwellinghouse on Peel Hall Road. The property features an existing single storey side and rear sheltered patio area. The property features hardstanding to the front for off street vehicle parking and a garden with detached garage to the rear.

Listed building: Not applicable

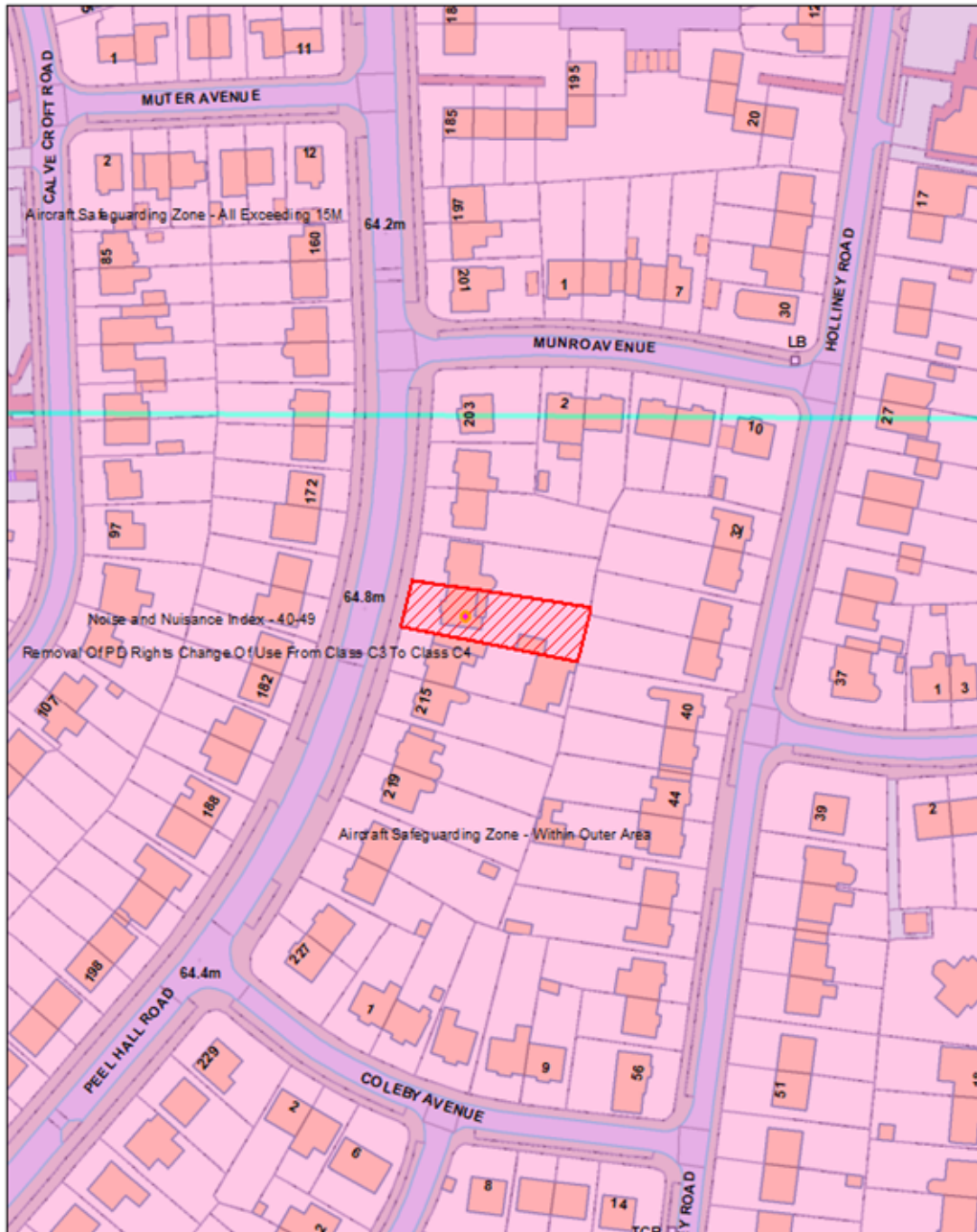
Conservation area: Not applicable

Tree Preservation Order: Not applicable

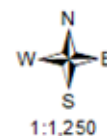


Description of area

The property is located in a mostly residential part of the Sharston ward of Manchester. The property sits within the Noise and Nuisance Index Zone (40-49) for Manchester Airport.



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Description of development

The applicant is proposing the erection of a two-storey side and part two/part single storey rear extension with rear roof dormers, together with outbuilding to rear garden for ancillary living accommodation.

Two storey side extension

The proposed two storey side extension replaces the existing single storey side extension. The proposed side extension projects 4050mm from the main side elevation to leave a 1303mm gap to the boundary at the front and 2078mm at the rear. The two-storey extension runs the full 12762mm meeting the rear of the proposed rear extension. The roof eaves height matches the existing at the front however is raised along the side elevation. The roof line is partially hipped. The side extension features glazing to the front and side.

Part two/part single storey rear extension

The proposed ground floor rear extension projects 4592mm from the existing rear elevation and spans the full 10238mm from a 200mm gap of the shared boundary to meet the proposed side extension. The ground floor features large sliding glass doors, and the single storey part features a flat roof with rooflight.

The first-floor rear extension projects the same 4592mm from the main rear elevation and spans 4350mm to sit in line with the proposed side elevation. The proposed rear extension features a new window.

Rear roof dormers

The proposal features a large roof dormer spanning the main, side and rear roofs of the extension combined to create a larger bedroom and living space at third floor level. The roof dormer on the rear extension combines with the raised eaves height to form a large gable end with window in the gable.

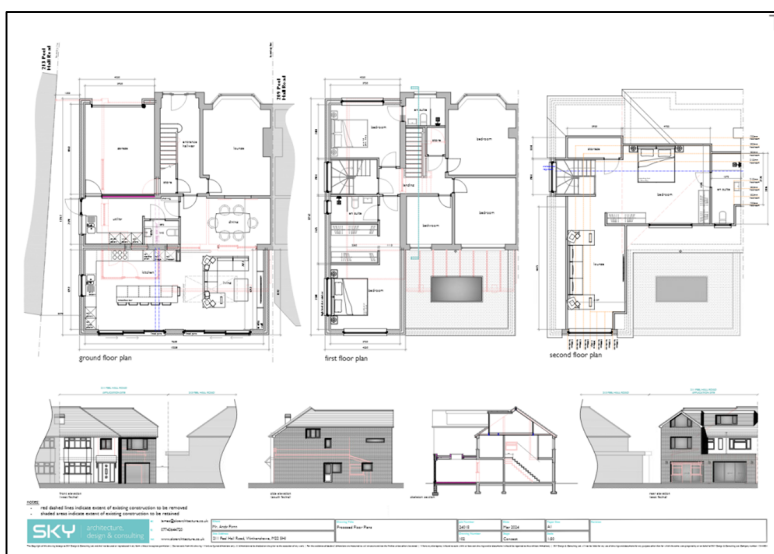


Figure 1. Proposed plans and elevations.

Outbuilding to rear garden

The proposed outbuilding would sit close to the rear boundary. The outbuilding measure 4500mm x 9000mm with a lower eaves' height of 2364mm at the rear sloping up to 3360 and the front (facing the garden). The proposed outbuilding has a flat sloping roof and large sliding glass doors.

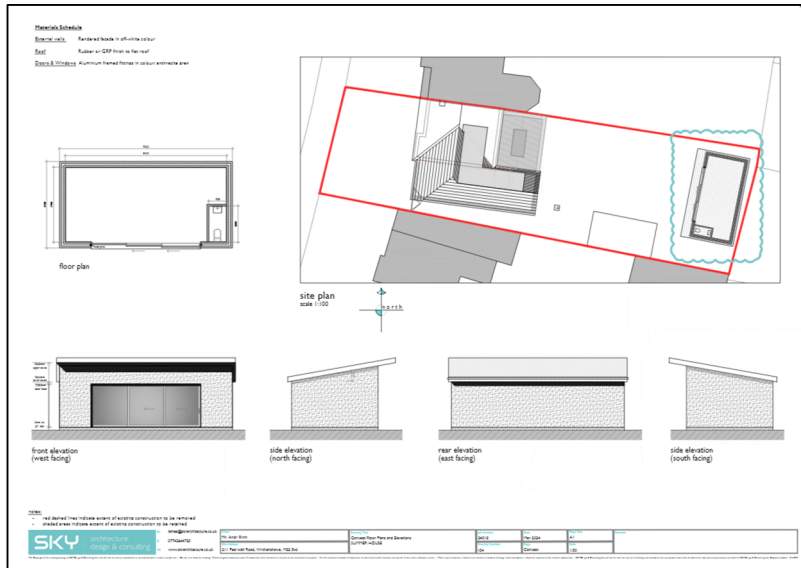


Figure 2. Proposed plans and elevations for garden outbuilding

Planning History

112045/FH/2016/S2

Description: Erection of part single/part two storey rear, two storey side and rear dormer extensions to allow accommodation in the roof space

Decision: Withdrawn 28/06/2016

110940/FH/2016/S2

Description: Erection of a part single, part two storey rear extension, two storey side, roof extension and side and rear dormers to form additional living accommodation

Decision: Withdrawn 02/03/2016

Consultation, notification & publicity responses

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

4 no. local resident commented in objection to the proposals with concerns regarding

- Number of bedrooms created and effect on residential amenity
- Privacy issues and overlooking from roof dormer.
- Use of outbuilding.

Negotiations

Issues have arisen in the consultation phase.

After completing the initial review of the proposal there were a few initial issues.

1. Extension roof line – The new second floor extension raised the eaves height above the existing property. Eaves height needs to be the same and ridge height lower for subservience.
2. Rear Extension dormer - The dormer on the side and rear extension would create too much massing and not be subservient. This together with the raised eaves height give the appearance closer to a 3-storey property rather than the existing two.
3. Rear gable – Ideally, we would want to keep the roof features as hipped to match the existing property and help reduce the massing at first floor.

Updated proposed development.

The updated scheme changes the eaves height, removes the rear dormer on the extension and converts the gable end to a hipped roof. The updated plans maintain the roofline, however.

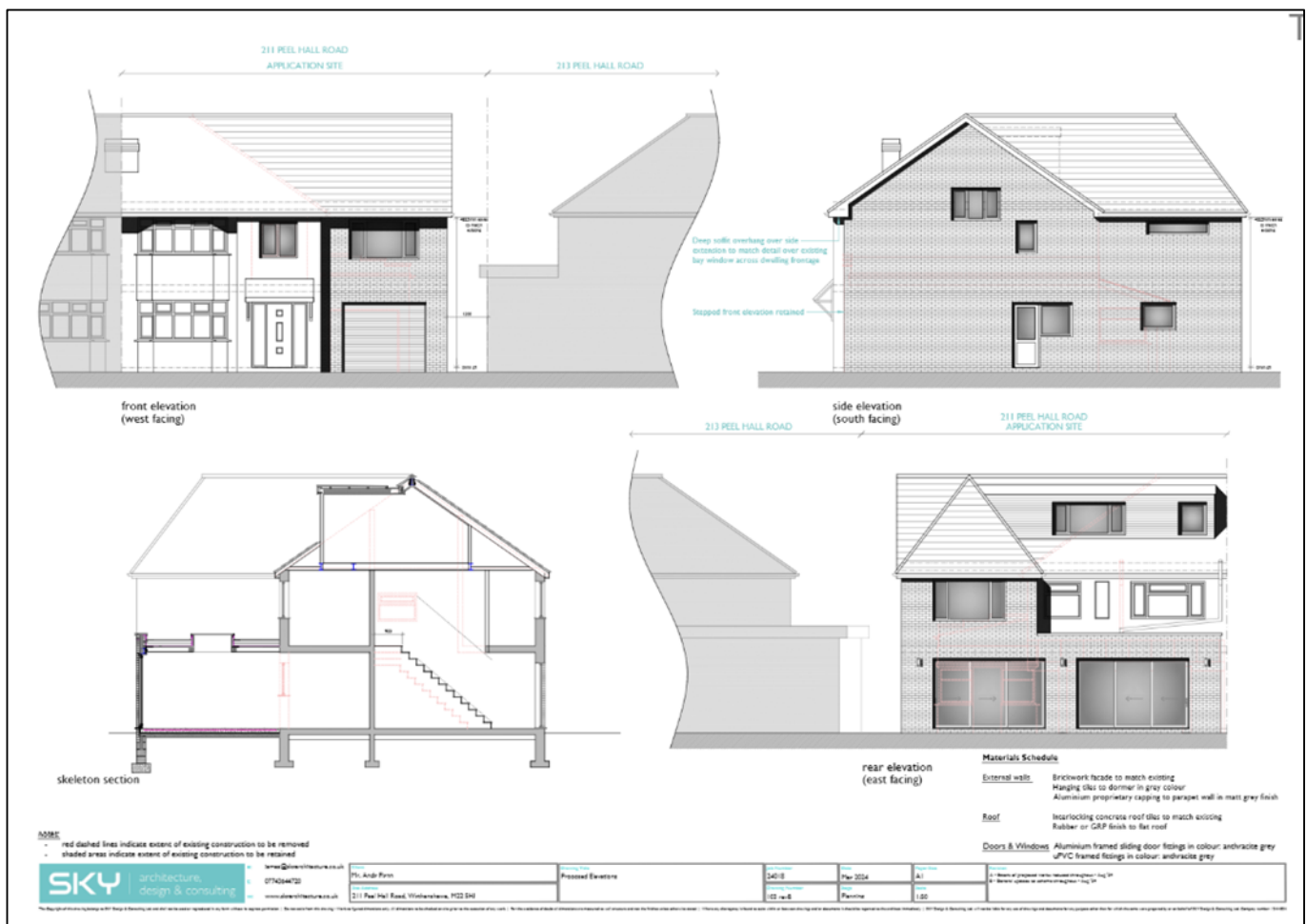


Figure 3. Updated plans

Consultation, notification & publicity responses to updated proposed development

As the updated scheme changed the proposal significantly a 14-day consultation was issued expiring on 11 September 2024.

Notifications

Local Residents

As stated in Appendix 1, people who live near the property were reconsulted.

1 no. local resident commented in objection to the proposals with concerns regarding;

- Rear dormer
- Questioning if a rental property
- Design of the proposal

Relevant comments have been taken into consideration when assessing the proposal.

Relevant policies & the principle of development

Summary of relevant policy

After careful consideration, it is concluded that the proposal is unacceptable and opposes with the following policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) -](#)
 - DC1 - Residential Extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

A two-storey side and part two/part single storey rear extension with rear roof dormers are usually acceptable on semi detached properties as long as the form and details are such to maintain the overall character of the semi-detached dwelling and properties in the area.

To ensure this new two storey extensions should be clearly subservient and avoid terracing.

In this case the continuous roofline fails to highlight the subservience of the extension to the main dwelling and removes the overall character of the original semidetached dwelling.

The setback to the proposed two storey side is 300mm and when combined with the 1303mm gap to the boundary takes it over the 1500mm guidance. The roof eaves however are not set back with the soffit overhanging in line with the principal elevation. This negates whatever set back has been included and gives the appearance of the side elevation being inline with the principal elevation. This could lead to a terracing effect especially if the neighbour decides to extend their property in a similar way. This would create a visual amenity harm.

It is of note that many other of the amended details are acceptable including the eaves heights, rear extension and dormer on the main roof line. It's important to stress that the rear roof dormer on the main roof (and a hip to gable conversion of the main roof) is likely to be permitted development and so it would be acceptable on its own.

The proposed outbuilding would also be acceptable due to the ground floor nature with the maximum eaves height being just 860mm above permitted development.

Officers consider the new development to be unacceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The new addition, as highlighted above, would not be subservient to the main dwellinghouse and could cause harm with a terracing effect in what is a predominantly semidetached character area and would be out of character and therefore harm, the visual amenity of the local area.

In general, the proposed development has a harmful impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds 1no. window in the front of the building. It doesn't unduly affect privacy because there are other windows to this elevation.

The proposal includes adding windows and large doors at the back of the building. These doors face the gardens of properties on Holliney Road. The design of the boundary and its distance help reduce privacy concerns. It is noted that the dormer and associated windows would most likely be permitted development and therefore are acceptable.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to oppose with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Wythenshawe Character Area’.

We consider this proposal to oppose with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to oppose with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

[JP-Strat9: Southern Areas](#)

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to oppose with the principles of this policy.

Places for People

[JP-P1 Sustainable Places](#)

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to oppose with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to oppose with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)

- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

The design, size, and shape of the proposal are not acceptable in this area. This proposal will cause problems for the people nearby and change the look of the street. The proposal will have a harmful impact. It goes against the Core Strategy, UDP, NPPF policies, and other considerations.

Recommendation: Approve

Article 35 Declaration

The officers worked in a proactive and positive manner, engaging early in the process, with the applicant to find solutions for problems with the planning application. There were problems with the application, so the officer talked to the applicant and others but they couldn't agree on a solution.

Reasons for recommendation to refuse

1. Harm to visual amenity

The proposal would, by reason of the scale, position and design of the two storey side extension (notably the continued roof ridge line and lack of setback), would be detrimental to the street scene and thereby to the visual amenity of the area: in particular because of the potential terracing effect it would create and as such the proposal is contrary to the City Council's Planning Policies SP1, DM1 and EN1 of the Manchester Core Strategy and DC1 of the Extant UDP.

Appendix 1 – List of consultees & neighbours notified

174 Peel Hall Road, Manchester, M22 5HD
 36 Holliney Road, Manchester, M22 5JE
 34 Holliney Road, Manchester, M22 5JE
 176 Peel Hall Road, Manchester, M22 5HD
 178 Peel Hall Road, Manchester, M22 5HD
 213 Peel Hall Road, Manchester, M22 5HJ
 209 Peel Hall Road, Manchester, M22 5HJ
 42 Holliney Road, Manchester, M22 5JE
 40 Holliney Road, Manchester, M22 5JE
 38 Holliney Road, Manchester, M22 5JE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Airport Noise Index Zone - Noise and Nuisance Index - 40-49
 Area Team Boundary - Name: SOUTH AREA