



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140671/FH/2024

Date registered valid: 14 August 2024

Proposal: Erection of first floor rear extension and installation of rear dormer to provide additional living accommodation

Address: 48 Norman Road, Manchester, M14 5LE

Ward(s): Rusholme Ward

Applicant: H Rahman

Agent (if any): Mr Andrew Brodie, AGB CAD Services Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 11/09/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29/08/2024

Standard consultations:

Printed: 19 August 2024 Expired: 10 September 2024

Neighbour notifications

Printed: 19 August 2024 Expired: 10 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

The proposal is related to a semi-detached dwellinghouse on Norman Road. The property features two 6m rear extensions (one of which is unauthorised) and a large rear outbuilding. The property has hardstanding to the front and side for off street vehicle parking and a garden to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Rusholme ward of Manchester. The Army Reserve Centre sits opposite on Norman Road and Luther King House sits adjacent. The site sits within Flood Zone 2.

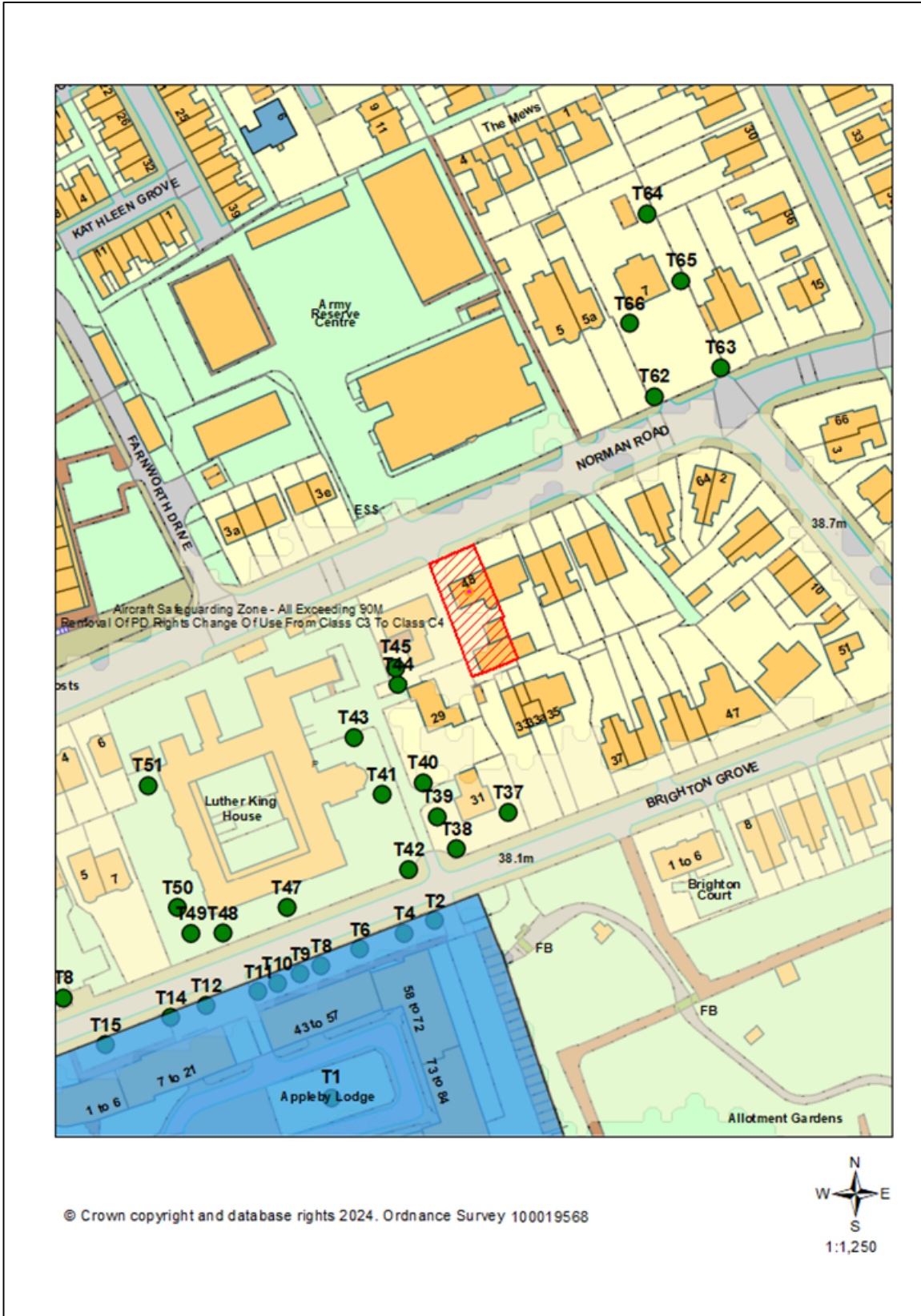


Figure 2. Location

Description of development

The applicant is proposing the erection of first floor rear extension and installation of rear dormer to provide additional living accommodation.

First floor extension

The proposed first floor extension would project 6000mm from the existing rear elevation to meet the existing ground flood extension and would span 8000mm across the rear of the property from the detached side elevation to 3450mm off the shared boundary. The first floor extends over the gap between the two existing extensions. The extension is in brick to match with a flat sloping EPDM roof.

Rear dormer

The proposed rear dormer would span 11000mm across the main roof leaving a 270mm gap to both boundaries. There is a 150mm gap to the eaves. The dormer wall is finished to match the existing roof with a flat EPDM roof.

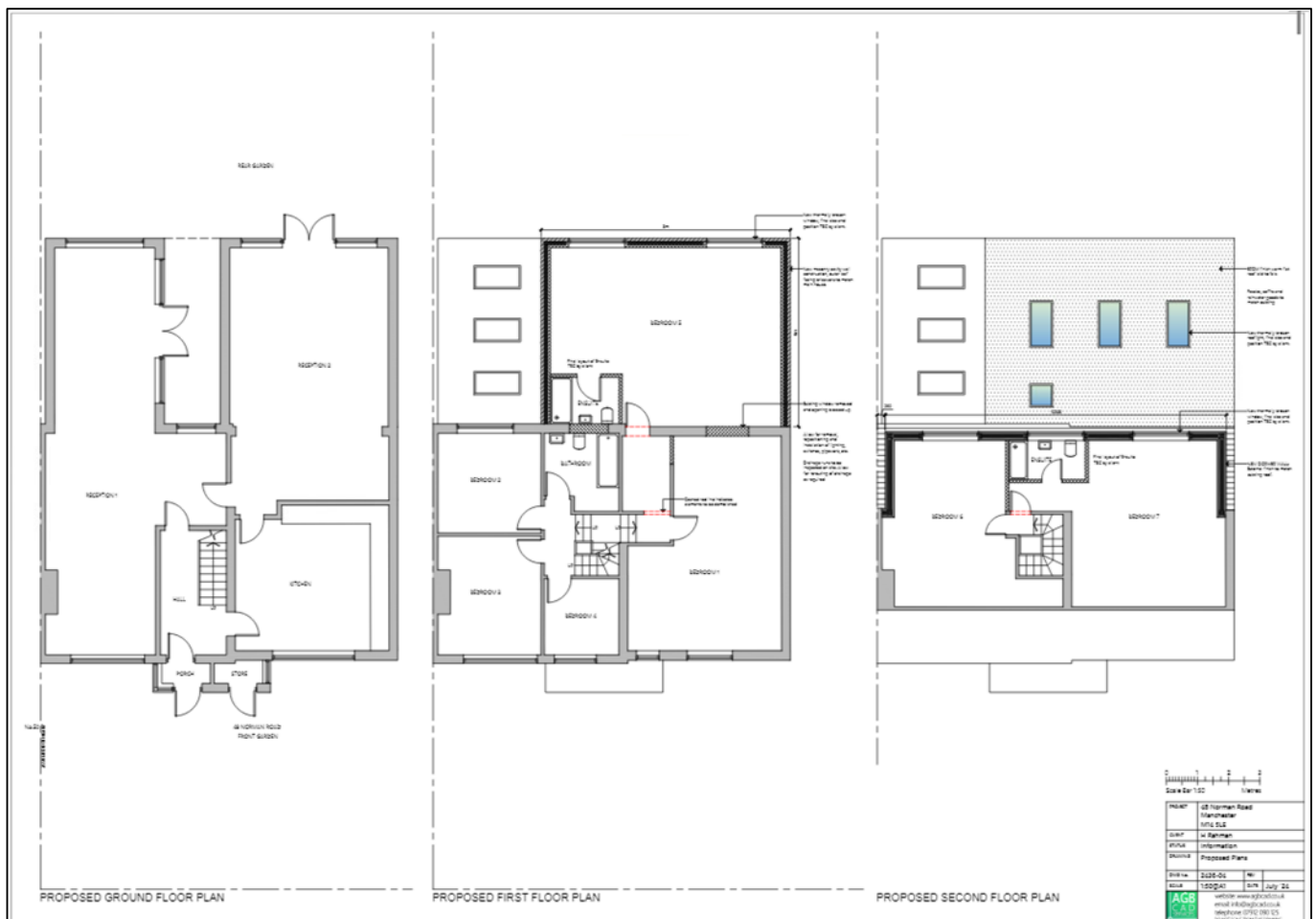


Figure 3. Proposed plans and elevations

Planning History

138569/FO/2023

Description: Change of use from single dwellinghouse into 4no. two bed self-contained flats; erection of porch with associated elevational alterations to front; erection of a dormer and single storey extension to rear, along with associated elevational alterations

Decision: Refused 26/01/2024

24/02797/REF

Description: APPEAL - Change of use from single dwellinghouse into 4no. two bed self-contained flats; erection of porch with associated elevational alterations to front; erection of a dormer and single storey extension to rear, along with associated elevational alterations

Decision: Withdrawn 09/07/2024

131996/FO/2021

Description: Elevational alterations together with single storey rear extension in association with the subdivision of the property to form 2 no. three bedroom dwellinghouses

Decision: Approved 11/02/2022

126254/PDE/2020

Description: Prior Approval Notification for the erection of single storey rear extension extending beyond rear wall by 6 metres, a maximum height of 3.30 metres and height at eaves of 2.25 metres (following demolition of conservatory)

Decision: No decision issued, deemed consent has been granted.

125197/FH/2019

Description: Retention of outbuilding to form ancillary accommodation

Decision: Approved 12/12/2019

ENF/14417/19

Description: Enforcement Enquiry - Building work carried out without planning permission

Decision: Closed 17/12/2019

073036/FO/2004/N2

Description: Demolition of existing garage and erection of a single storey one bedroom dwelling in rear garden.

Decision: Refused 29/10/2004

38104

Description: Erection of new boundary walls to front and side of dwelling

Decision: Approved 01/03/1991

F00029

Description: Garage extension at ground floor level of dwelling house with extension over garage to form a bedroom and a new day room.

Decision: Approved 24/04/1974

Consultation, notification & publicity responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application. The development is in Flood Zone 2 with a vulnerability classification of More Vulnerable. Flood Risk requested a condition be attached for a flood risk assessment to be completed prior to commencement if approved.

Notifications

Local Residents

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

4no neighbours commented in support of the proposed development with the following comments

- Modernise the area
- Creation of large family house
- 'Matches' existing properties

1no neighbour commented in objection to the proposed development with concerns regarding

- Dormer extension and shadowing on local PV installations

Negotiations

Issues have arisen in the consultation phase.

The existing 6000mm ground floor rear extension on the detached side is not authorised.

A 3600m ground floor rear extension was approved as part of application ref 131996/FH/2021 as part of a subdivision of the property however it appears the subdivision was never made.

A 6000mm ground floor rear extension was refused as part of the application ref 138569/FO/2023 as part of the conversion of the dwelling into 4no flats. This was appealed but withdrawn before a decision and therefore does not have approval.

A 6000mm ground floor rear extension for the conservatory replacement on the attached boundary was granted deemed consent through prior approval application 126254/PDE/2020.

The 6000mm ground floor rear extension is noted as existing on the plans and is not included as part the description of the application form submitted.

The applicant was advised that they would need to withdraw the application and resubmit with the full description to include the ground floor extension.

The applicant chose to continue the application.

Relevant policies & the principle of development

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
 - EN 14 – Flood Risk (partially superseded)
- [Extant Unitary Development Plan \(UDP\) -](#)
 - DC1 - Residential Extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

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

The proposed addition is a large addition to the first floor at over 48m². The rear projection of 6000mm is beyond what would be expected of a first-floor extension on a semidetached property (even with the gap to the shared boundary). The large first floor would be visually incongruous, and harm the visual amenity of the area.

The proposal has a flat roof to first floor which is generally not acceptable on first floor additions to existing dwellings with pitched roofs. In this case the size and scale of the flat roof would dominate the roof line and be visually inconsistent, harming the visual amenity of local residents.

The proposal is not subservient to the existing dwelling (for reasons above). Furthermore, the property already features two large 6000m projection ground floor extensions (with the one being built upon being unauthorised) and a large outbuilding.

It is noted the roof dormer would likely be permitted development under the GPDO.

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.

For reasons set out above, the size, scale and massing of the proposed extension and the flat roof would be out of place and incongruous to the local area and harm the character of the area.

In general, the proposed development has a harmful impact on the surrounding areas. The design, scale, and appearance oppose 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 includes adding new windows at the back of the building. These windows would face into 33 Brighton Grove. Usually, additional windows on a first-floor rear extension are acceptable however due to the projection of the 6m rear first floor extension the location of the windows would create harm to the overlooking of properties and residential amenity of the local area.

Due to the size, massing and projection of the first-floor rear extension, the proposed development would have a negative effect on the local light to the rear of these properties and cause effects of overbearing and overdevelopment. The projection of 6000m would create harmful residential amenity issues.

The proposal in of itself would have a negligible effect on local noise levels or vibration.

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 harmful 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 would add significant floor space to the property creating an imbalance between internal and external amenity space especially given the extension outbuilding already present.

This opposes 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 development is in Flood Zone 2 with a vulnerability classification of More Vulnerable. The applicant has not provided a flood risk assessment.

The proposal is therefore in opposition 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 ‘Southern Character Area’.

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

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The development is in Flood Zone 2 with a vulnerability classification of More Vulnerable. The applicant has not provided a flood risk assessment.

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-Strat5: Inner Areas

This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

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

Sustainable and Resilient Places

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

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.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

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.

The 6000mm ground floor rear extension is noted as existing on the plans and is not included as part the description of the application form submitted.

The applicant was advised that they would need to withdraw the application and resubmit with the full description to include the ground floor extension.

It goes against the Core Strategy, UDP, NPPF policies, and other considerations.

Recommendation: Refuse

Article 35 Declaration

The officers worked 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. The unauthorised 6000mm ground floor rear extension is noted as existing on the plans and is not included as part the description of the application form submitted. The applicant was advised that they would need to withdraw the application and resubmit with the full description to include the ground floor extension.

Reasons for recommendation to refuse

1. Harm to visual amenity

Due to its design, scale and massing notably the first floor 6m rear extension with flat roof the proposal would result in an overly dominant and visually obtrusive feature within the area, to the detriment of the general character of the property and the visual amenity of the area within which it is situated. The proposal is therefore counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat5, JP-S1, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

2. Harm to residential amenity

Due to its design, scale and massing notably the first floor 6m rear extension with flat roof the proposal would result in an overly dominant and overbearing feature within the area, to the detriment of the residential amenity of the residents in the area which it is situated. The proposal is therefore counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat5, JP-S1, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

3. Harm to the character of the area

The proposal, notably the first floor 6m rear extension with flat roof would cause an overbearing massing to the rear of the property failing to remain subservient to the original dwelling and not in keeping with design and character of local properties and the wider development in the area counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat5, JP-S1, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

4. Flood risk

The proposed development is in Flood Zone 2 with a vulnerability classification of More Vulnerable. In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities the LPA should assess the FRA under the Standing Advice. The applicant has not provided a Flood Risk Assessment and therefore opposes policies DM 1, SP 1 & EN 14 of the Manchester Core Strategy and national policies within the NPPF and NPPG.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Flat 1, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 7, 35 Brighton Grove, Manchester, M14 5JG
 Flat 4, 35 Brighton Grove, Manchester, M14 5JG
 Flat 1, 35 Brighton Grove, Manchester, M14 5JG
 50 Norman Road, Manchester, M14 5LE
 33 Brighton Grove, Manchester, M14 5JG
 Flat 9, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 8, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 2, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 7, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 6, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 5, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 4, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 3, Luther King House, Brighton Grove, Manchester, M14 5JG
 Flat 6, 35 Brighton Grove, Manchester, M14 5JG
 Flat 5, 35 Brighton Grove, Manchester, M14 5JG
 Flat 3, 35 Brighton Grove, Manchester, M14 5JG
 Flat 2, 35 Brighton Grove, Manchester, M14 5JG
 29 Brighton Grove, Manchester, M14 5JG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Flood Zones Type 2 (low to medium risk) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: SOUTH AREA