

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139961/FH/2024

Date registered valid: 8 May 2024

Proposal: Erection of a first floor roof extension, rear roof dormer extension together with creation of second floor external terraced area

Address: 82 Atwood Road, Manchester, M20 6JN

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs N Allen

Agent (if any): Mrs Susan McBain, Figura Architecture Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 26 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 June 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 May 2024 Expired: 11 June 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

The property is a two storey semi detached property within a predominantly residential area of East Didsbury.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a first floor roof extension, rear roof dormer extension together with creation of second floor external terraced area.

Consultations & Notification Responses

Local responses

One letter of objection has been received from Didsbury Civic Society on the following basis:

They oppose roof top extensions that overlook gardens and in this instance St Catherine's School. They suggest a Juliet Balcony.

Consultee responses

None

Relevant Planning History

At the application site –

094871/FH/2010/S2 – Erection of two storey rear extension with rear dormer to create additional living accommodation. 23.10.2010. *Implemented*.

094120/FH/2010/S2 – Erection of two storey rear extension to form additional living accommodation. Approved 19.10.2010.

History of negotiations

No negotiations were entered into with the agent, given that the proposal was considered unacceptable in principle, even in the event of significant revisions.

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

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

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 12 – Achieving well-designed places

Issues

Principle of development:

The principle of extending dwellings to accommodate need is enshrined within Development Plan policy, subject to an assessment of the impacts of each proposal.

Impact on visual amenity and street scene:

The proposed scale and design of the proposed dormer would be read as a third floor extension, which when read in association with the first floor rear extension and terrace would fully subsume the rear roofscape of the original dwellinghouse. It is considered that this would cause harm by not paying respect to the character of the original host dwelling. There is no local precedent for such development and to establish such a precedent would be harmful to the character of the local area.

The dormer extension sits above the ridge height and would be perceptible from glimpsed views within the street scene. There is no such development precedent and it is considered that establishing such a precedent would cause harm to the character of the area.

Impact on residential amenity:

The proposed zinc clad first floor rear extension which extends above the existing single storey element would be visually oppressive when experienced from the rear facing first floor rear window to the neighbouring property at No. 84 Atwood Road.

The roof top terrace whilst including screens to the side elevations and a lower screen to the rear elevation would create a feature that would provide overlooking and loss of privacy to the detriment of the residential amenity of neighbouring property. Overlooking provided from a terrace within enough space for seating is distinctly different from glimpsed views from a bedroom window.

The windows to the extensions proposed to the rear would not offer any further overlooking than available from the rear facing upper floor window to the host property.

Highways:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Conclusion:

A balanced decision has to be reached in the planning process and it is considered in this instance that the benefits of meeting family need as a result of the proposed development are

outweighed by the harm caused to the character of the host dwelling, the character of the local area and to the residential amenity of surrounding property.

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: Refuse

Article 35 Declaration

The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

1. The proposed first floor roof extension, rear roof dormer extension together with the creation of the second floor external terraced area would by reason of its poor design and relationship to the original property and would be incongruous with the character of the area in general, to the detriment of visual amenity and as such is contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.
2. The proposed first floor rear extension would by reason of its position, scale, massing and relationship with neighbouring properties, form an unduly dominant structure that would be overbearing and intrusive to the adjoining occupiers. The proposed terrace would lead to a loss of privacy to the occupants of neighbouring property contrary to

saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

St Catherines Community Centre, School Lane, Manchester, M20 6HS
84 Atwood Road, Manchester, M20 6JN
80 Atwood Road, Manchester, M20 6JN
117 Atwood Road, Manchester, M20 6JW
121 Atwood Road, Manchester, M20 6JW
119 Atwood Road, Manchester, M20 6JW
St Catherines RC Primary School, School Lane, Manchester, M20 6HS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA