MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140053/LP/2024
Date registered valid:	20 May 2024
Proposal:	Part A Proposed single storey rear extension with internal alterations and Part B Proposed hip to gable roof alteration with a rear dormer roof.
Address:	58 Mornington Crescent, Manchester, M14 6DD
Ward(s):	Old Moat Ward
Applicant:	Ms Yvonne Clews
Agent (if any):	Mr Anil Mistry Home Extension Advisor Service Ltd
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	Split
Date of recommendation:	15 July 2024

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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 application site relates to a two storey semi-detached dwellinghouse with a hipped concrete tiled roof. The property is rendered at first floor in white and is brick at ground floor level. At the front of the property facing the main highway, the property has both first and ground floor bay windows.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Residential in nature located to the south of the Fallowfield loop, a mixed pedestrian and cycling route that runs from Chorlton to Gorton.

Description of development

The applicant is seeking a certificate of proposed lawful development for a single storey rear extension with internal alterations and hip to gable roof alteration with a rear dormer roof.

Consultations & Notification Responses

None Required - There is no statutory requirement to consult third parties including neighbours; views expressed by third parties on the planning merits of the case, or on whether the applicant

has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application.

Issues

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

> (1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or
>
> (2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less then probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - *"If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?"* In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Application

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use or operations would be lawful for planning purposes.

The applicant is seeking a certificate of proposed lawful development for a single storey rear extension with internal alterations and hip to gable roof alteration with a rear dormer roof.

- Part A - Single storey rear extension will be considered under Class A; and,
- Part B -The dormer and hip to gable roof alteration will be considered under Class B;

Part A - Single Storey Rear Extension

The single storey rear extension will be considered under Class A of the Town and Country (General Permitted Development) Order 2015 (as amended) - the relevant legislation when determining the enlargement, improvement or other alterations to dwellinghouses.

Under Class A for *"the enlargement, improvement or other alterations of a dwellinghouse"* the status of the original house needs to be taken into account, as this state the base from which all measurements should be taken. Under the Order, the term "original" means:

in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so built

The Town and Country Planning (General Permitted Development) (England) Order 2015

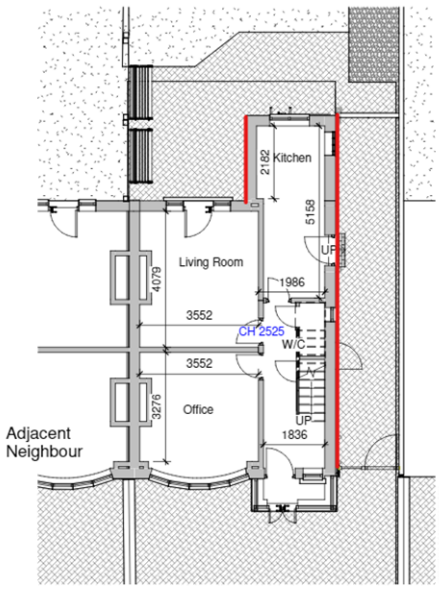
Class A – enlargement, improvement or other alteration of a dwellinghouse

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

Paragraph	**Complies**
A.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G,M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes
A.1 (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes
A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	Yes
A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	Yes
A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which—	
(i) forms the principal elevation of the original dwellinghouse; or	Yes
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;	Yes

A.1 (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	Yes
(ii) exceed 4 metres in height;	Yes
A.1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or	N/A
(ii) exceed 4 metres in height;	N/A
A.1 (h) the enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	N/A
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;	N/A
A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;	Yes
A.1 (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (i) exceed 4 metres in height,	Yes
(ii) have more than a single storey, or	Yes
(iii) have a width greater than half the width of the original dwellinghouse; or	No
As shown in the image of existing ground floor plan below there is an existing rear single storey outrigger that appears to be a common feature of the properties on Mornington Crescent (see image 2, ONS map, dated 1956). The outrigger has side walls (indicated by the red lines) that face the side boundaries of the property and there can be no doubt that these should be considered to be walls forming a side elevation.	



Existing Ground Floor Plan
1 : 100

Image 1 Existing GFP

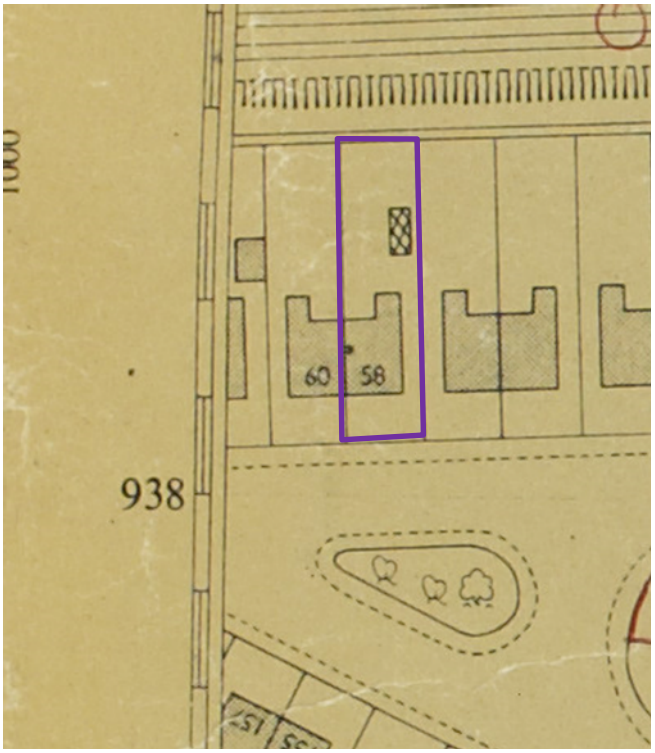


Image 2 ONS plan survey October 1956

The outrigger would be demolished or subsumed into the rear extension, and as proposed rear extension would have an overall rearward projection of 3 metres, this means that the with an existing rearward projection of 2.57 metres, the extension would project just under 0.5 metres beyond the rear of the existing outrigger and thus the extension would extend beyond the side and across the whole of the width of the back of the dwellinghouse. Therefore, the proposed extension if built would have a greater width than half the width of the original dwellinghouse and would not comply with A.1 (j)(iii) of the GPDO.

A.1 (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes
A.1 (k) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform,	Yes
(ii) the installation, alteration or replacement of a microwave antenna,	Yes
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	Yes
(iv) an alteration to any part of the roof of the dwellinghouse; or	Yes
A.1 (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N/A

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (a) it would consist of or include the cladding of any part of the exterior of the	Yes

dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	Yes

A.3 Development is permitted by Class A subject to the following conditions— (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Yes
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	Yes
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	Yes

Part A should therefore be refused.

Part B -The dormer and hip to gable roof alteration

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

Paragraph	Complies
B.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G,M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N/A
B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Yes
B.1 (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	Yes
B.1 (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, or	N/A
(ii) 50 cubic metres in any other case;	Yes

For the purposes of Class B, "resulting roof space" means the roof space as enlarged, taking into account **any enlargement** to the original roof space, **whether permitted by this Class or not.**

Government publication Permitted development rights for householders - Technical Guidance. The Guidance advises that: ***Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance***. Therefore, we can only conclude from this guidance that all additional roof space, no matter where it is in the house, is taken into account in the volume allowance calculation, irrespective of the means by which it was permitted.

Part A relates to the dormer calculation

Part B relates to the hip to gable calculation

Cubic Content = PART A + B

Dormer = ½ x (width x length x height)

= ½ x (5.91metre x 3.712metre x 2.061metre)

= **22.60 metre^3**

Hip to gable = $\frac{\text{length x height x width}}{6}$

= $\frac{\text{4.438metre x 2.605 metre x 8.951metre}}{6}$

= **17.24 metre^3**

Overall Cubic Content of Roof Enlargement = 22.60 metre^3 + 17.24 metre^3

= **39.847metre^3**

include— B.1 (e) it would consist of or

(i) the construction or provision of a veranda, balcony or raised platform, or	Yes
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Yes
B.1 (f) the dwellinghouse is on article 2(3) land.; or	Yes
B.1 (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or	Yes

B.1 (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).	N/A

B.2 (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Yes
B.2 (b) the enlargement must be constructed so that— (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—	Yes
(aa) the eaves of the original roof are maintained or reinstated; and	Yes
(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and	Yes
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	Yes
B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Yes

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4. For the purposes of paragraph B.2(b)(ii)—

(a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the externalwall of the original dwellinghouse are not to be considered part of the enlargement; and
(b) “rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

Part B should therefore be granted.

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: Split

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Refuse Part A - Single storey rear extension

1) The proposed single storey rear extension as shown on drawing 0065 03 10 does not constitute permitted development, as it fails to accord with Part 1, Schedule 2, Class A.1(j)(iii) of the Town and Country (General Permitted Development) Order 2015 (as amended), as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, specifically the side elevation of the original single storey rear outrigger and would have a width greater than half the width of the original dwellinghouse.

Grant Part B – Dormer/Hip to Gable

2) The proposed hip to gable roof alteration with a rear dormer roof, as shown on drawing 0065 03 10 constitutes permitted development in accordance with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appendix 1 – List of consultees & neighbours notified

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA