MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139876/FH/2024
Date registered valid:	10 May 2024
Proposal:	Alterations to roof of single storey rear element and elevational alterations to property
Address:	13 Charlestown Road, Manchester, M9 7AB
Ward(s):	Charlestown Ward
Applicant:	Mr David Coogan
Agent (if any):	Mr Peter Hoole, PJH Architectural Services
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Agent's site visit and photos of 27.02.2024

Standard consultations:
Printed: 20 May 2024 Expired: 11 June 2024

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application site is a traditionally built, bay fronted, semi-detached dwellinghouse with two storey mono-pitched rear outrigger in the Charlestown ward of north Manchester.

The site benefits from existing amenity space along the front - (whilst incorporating a stepped access), side, and rear; including boundary treatment with gated access along the side elevation. The existing building is elevated along a slightly hilltop position, along Charlestown Road, which is a primary highway, and thereby, presents an imposing facade along the street scene.

There is an existing L-shaped roof dormer, single storey lean-to rear outrigger, and basement level. The rear garden is significantly in-part elevated above the existing floor level of the dwellinghouse whilst incorporating retaining walls with stepped access.
The immediate surrounding area is characterised by a mix of predominantly residential, parkland and areas of open recreational spaces on the north-east, south-east and south-west side of Charlestown Road.

Description of development

The submitted application proposes alterations to roof of existing single storey rear extension, together with elevational alterations to existing fenestration along the ground floor side and rear elevations.

The submitted information also refers to internal reconfiguration, which cannot be considered as part this planning application as these do not materially affect the external appearance of the dwellinghouse, in addition to the fact that planning permission would not be required given the nature of the property.

In terms of the proposed alterations to the roof of the existing single storey lean-to rear extension, this element would involve changing the existing roof configuration from a lean-to pitched design to a flat roof - maximum proposed maximum height, approximately 3300mm, whilst incorporating 1no. roof lantern along the roof elevation.
With regards to the proposed elevational alterations to the existing fenestration along the ground floor side and rear elevations; this would comprise of:

- Removal of the existing window along the ground floor rear elevation serving the annotated 'lounge' room and introducing slime frame sliding doors, approximately 2710mm wide in this location.

- Removal of the existing window along the ground floor rear elevation serving the annotated 'utility' and introducing a Crittall style glazed door, approximately 910mm wide in this location.

- Removal of the existing French doors along the ground floor side elevation serving the annotated 'lounge' and introducing a Crittall style window, approximately 1472.5mm wide in this location.

- Removal of the existing window along the ground floor side elevation serving the annotated 'WC', together with existing door along the ground floor side elevation serving the annotated 'utility'.

- Removal of existing 2no. windows along the ground floor side elevation serving the annotated 'kitchen' and introducing a Crittall style letterbox window, approximately 1697.5mm wide in this location.

It is intended to match bricks to the existing dwellinghouse, whilst incorporating a grey flat roof membrane, with elements grey/back colouration for the fenestration.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

No comments regarding application on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2024) -
The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which

seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle
The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. In the case of this application, the proposed alterations to the existing single storey rear extension would involve changing the existing roof configuration from a lean-to pitched design to a flat roof, this would invariably result in the increase of the existing roof height in-part, and therefore, consideration must be given to the combined proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (Alterations to roof of existing single storey rear extension, together with and elevational alterations to existing fenestration) - In this instance, as the proposed alterations to the existing single storey rear extension would involve changing the existing roof configuration from a lean-to pitched design to a flat roof, this would invariably result in the increase of the existing roof height in-part; (a variance of approximately 1152mm in-part). Therefore, it is this increase which planning permission is sought. Moreover, for the nature of the property as a dwellinghouse, and due to the fact that the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset, it is considered that the nature of the proposed elevational alterations to the existing fenestration would broadly fall within householder general permitted development and therefore an application for planning permission would not be usually required. Therefore, given this fall-back position, combined with the proposed (1152mm increase in-part to the roof of existing single storey rear extension), it is considered that the submitted plan would be acceptable as it is unlikely to present any significant adverse impacts to residential or visual amenity; pursuant with policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by the host dwellinghouse in terms of the proposed materials. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application from local residents.

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: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the Local Planning Authority had no issues to raise with the agent and have attached the appropriate conditions.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 10 May 2024.

- Location Plan with application site edge in red, Dwg No. 2024-1810-P-105, received by the City Council as the Local Planning Authority on 25 April 2024.

- Site Plan, Dwg No. 2024-1810-P-104, received by the City Council as the Local Planning Authority on 25 April 2024.

- Existing Plans and Elevations, Dwg No. 2024-1810-P-101, received by the City Council as the Local Planning Authority on 25 April 2024.

- Proposed Elevations, Dwg No. 2024-1810-P-103, received by the City Council as the Local Planning Authority on 25 April 2024.

- Proposed Floor and Roof Plans, Dwg No. 2024-1810-P-102 , received by the City Council as the Local Planning Authority on 25 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing building in terms of type, colour, texture, and scale and as stated on the application form and approved drawings.

Reason - To ensure that the appearance of the building is not adversely affected by the materials to be used for the proposed extension and elevational alterations, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

11A Charlestown Road, Manchester, M9 7AB
24 - 26 Polefield Road, Manchester, M9 7FL
22A Polefield Road, Manchester, M9 7FL
15 Charlestown Road, Manchester, M9 7AB
22 Polefield Road, Manchester, M9 7FL

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA