MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139426/FH/2024
Date registered valid:	14 March 2024
Proposal:	Erection of single storey side extension and two single storey rear extensions with installation of rear dormer
Address:	103 Springbridge Road, Manchester, M16 8PU
Ward(s):	Whalley Range Ward
Applicant:	Mr Naresh Ali, NCES Limited
Agent (if any):	Mrs Divya Dadlani
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**07 May 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 26 March 2024 Expired: 18 April 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

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay with gable end detailing to the front and a two-storey bay to the rear, a front porch extension, a paved front driveway bordered by a mid-level redbrick wall capped by black iron railings, an attached flat roof garage, a two-storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.

Figure 1. Front view.

Figure 2. Rear view.

Figure 3. Rear amenity space.

Description of area

Springbridge Road is a residential street situated within the Whalley Range ward of Manchester, close to Wilbraham Road (A6010), Whalley Range Sports Centre, and William Hulme's Grammar School. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side extension and two single storey rear extensions with installation of rear dormer.

Planning history

136905/FO/2023 - Conversion of existing dwelling to create two self-contained flats, erection of single storey extensions to the side and rear, erection of first floor side extension to create independent access to the first floor flat and formation of light well – **REFUSED** (12.07.2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

- Policy JP-P1: Sustainable Places

Figure 4. Submitted existing and proposed plans.

Figure 5. Submitted existing and proposed elevations.

Figure 6. Submitted existing and proposed elevations.

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 erecting a single storey side extension, two single storey rear extensions and a rear dormer in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey side extension would be sited along the southern edge of the property, behind the existing garage extension. It would project 1.4m sidewards, with a length / depth of 5.789m, mono pitch roof height of 3.407m and an eaves height of 2.86m. A gap of 1.355m would be maintained to the boundary shared with No.105 Springbridge Road.

One of the single storey rear extensions would be sited between the existing outrigger and the shared boundary with No.101 Springbridge Road, acting as an infill extension. It would project 3.678m rearwards from the host dwellinghouse (3m without its projecting bay form), with a width of 3.541m, hipped roof height of 3.343m, and an eaves height of 2.565m. A gap of 0.308m would be maintained to the boundary shared with No.101 Springbridge Road.

The other single storey rear extension would adjoin the existing outrigger, facing east. It would project 3.65m rearwards, with a width of 3.68m, hipped roof height of 3.343m, and an eaves height of 2.565m. A gap of 3.849m would be maintained to the boundary shared with No.101 Springbridge Road, and a gap of 2.692m would be maintained to the boundary shared with No.105 Springbridge Road.

The dormer would be sited at the rear of the property, set 1.401m below the ridge, and 0.256m above the eaves. It would not occupy the full width of the roof, leaving a gap of 1.199m to the boundary shared with No.101 Springbridge Road. Its dimensions would be as follows: 3.442m in length / depth, 2.082m in width, and 2.332m in height.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions and would avoid resulting in ‘excessively large or bulky’ additions to the property. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the single storey side extension would be built of brickwork, roof tiles, and windows to match the existing. Its rear elevation and roof would be blank, whilst its side elevation, facing No.105 Springbridge Road, would feature two windows. These have been conditioned to be obscurely glazed.

The infill rear extension would be built of brickwork, roof tiles, and windows to match the existing. Its side elevations would be blank, whilst its rear elevation would feature a projecting bay window with three areas of glazing and a set of outward-opening doors.

The other rear extension would be built of brickwork, roof tiles, and windows to match the existing. Its side elevations would be blank, whilst its rear elevation would feature one window.

The rear dormer would feature roof tiles to match the existing in addition to vertical tongue and groove composite cladding in anthracite to its cheeks and faces. Its side elevations would be blank, whilst its rear elevation would feature one window.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other residential extensions in the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features within the street scene. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the side extension would be single storey with a maximum roof height of 3.407m and sited to the south of the host dwellinghouse, it is considered that the

proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows, in the elevation facing No.105 Springbridge Road, have been conditioned to be obscurely glazed to protect privacy of neighbouring occupiers.

Similarly, given that the rear extensions would both be single storey, with maximum roof heights of 3.43m, and with gaps maintained to the plot's shared boundaries, it is considered that they should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should they introduce an overbearing presence into the area. Moreover, their blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The rear dormer should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property. Moreover, its only window is to be rear-facing and set back from the eaves, meaning it would provide no further degree of overlooking than any existing rear windows at first floor level.

In addition, no objections were received from local residents in response to this application.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity which accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters - the proposal also includes a number of elevational alterations. These include;

- A new rear-facing door to be installed in the existing garage.
- Rear first-floor bay window to be amended to include a set of inward-opening doors and a Juliet balcony.
- A new front-facing skylight to be installed on the roof of the host dwellinghouse.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12855793', stamped as received by the City Council as Local Planning Authority on the 14th March 2024.

-‘Existing and proposed plans’, numbered ‘00238/23/PP/A-0001 REV P1’, stamped as received by the City Council as Local Planning Authority on the 26th April 2024.
-‘Elevations and sections existing and proposed’, numbered ‘00238/23/PP/A-0002 REV P1’, stamped as received by the City Council as Local Planning Authority on the 26th April 2024.
-‘Elevations and sections existing and proposed’, numbered ‘00238/23/PP/A-0003 REV P1’, stamped as received by the City Council as Local Planning Authority on the 26th April 2024.

Reason - To ensure the development is carried out in accordance with the approved plans and documents, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing on the side and rear extensions and roof tiles to match the existing on the rear dormer extension.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the proposed windows in the side elevation facing No.105 Springbridge Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

107 Springbridge Road, Manchester, M16 8PU
101 Springbridge Road, Manchester, M16 8PU
44 Springbridge Road, Manchester, M16 8PU
42 Springbridge Road, Manchester, M16 8PU
105 Springbridge Road, Manchester, M16 8PU

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
Area Team Boundary - Name: SOUTH AREA