

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139519/FH/2024  
**Date registered valid:** 13 March 2024  
**Proposal:** Erection of a part-single / part-two storey side and rear extension together with a rear dormer  
**Address:** 210 Lloyd Street South, Manchester, M14 7DY  
**Ward(s):** Fallowfield Ward

**Applicant:** Mussab Sharoief  
**Agent (if any):** Philip Holmes, PHA Architects Ltd  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 9 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: 21 March 2024      Expired: 13 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 end-terraced C3 dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white uPVC windows, a front porch extension, a tarmac front driveway (with no boundary treatment), and a number of outbuildings situated within the rear garden.



*Figure 1. Front view.*



*Figure 2. Rear view.*



*Figure 3. Rear amenity space.*

## **Description of area**

Lloyd Street South is a residential street situated within the Fallowfield ward of Manchester, close to Wilbraham Road (A6010), St Kentigern's Primary School, and Fallowfield Secret Garden Community Project. The area is predominantly residential in terms of its character, consisting of terraced and 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 part-single / part-two storey side and rear extension together with a rear dormer

## **Planning history**

No previous planning history.

## **Consultations & Notification Responses**

Three letters of objection from one address point were received in response to this application. Their concerns are summarised as follows:

- Loss of sunlight and overshadowing.
- Loss of privacy.

Two letters of support from one address point were received in response to this application. Their comments are summarised as follows:

- Retraction of previous letters of objections.
- The applicant has a right to extend their property.
- The extension would positively impact the quality of life of the applicant.

One neutral letter was received in response to this application. Their comments are summarised as follows:

- More time needed to discussion extension with the applicant to consider its impacts.

## **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 \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk/places-for-everyone). 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

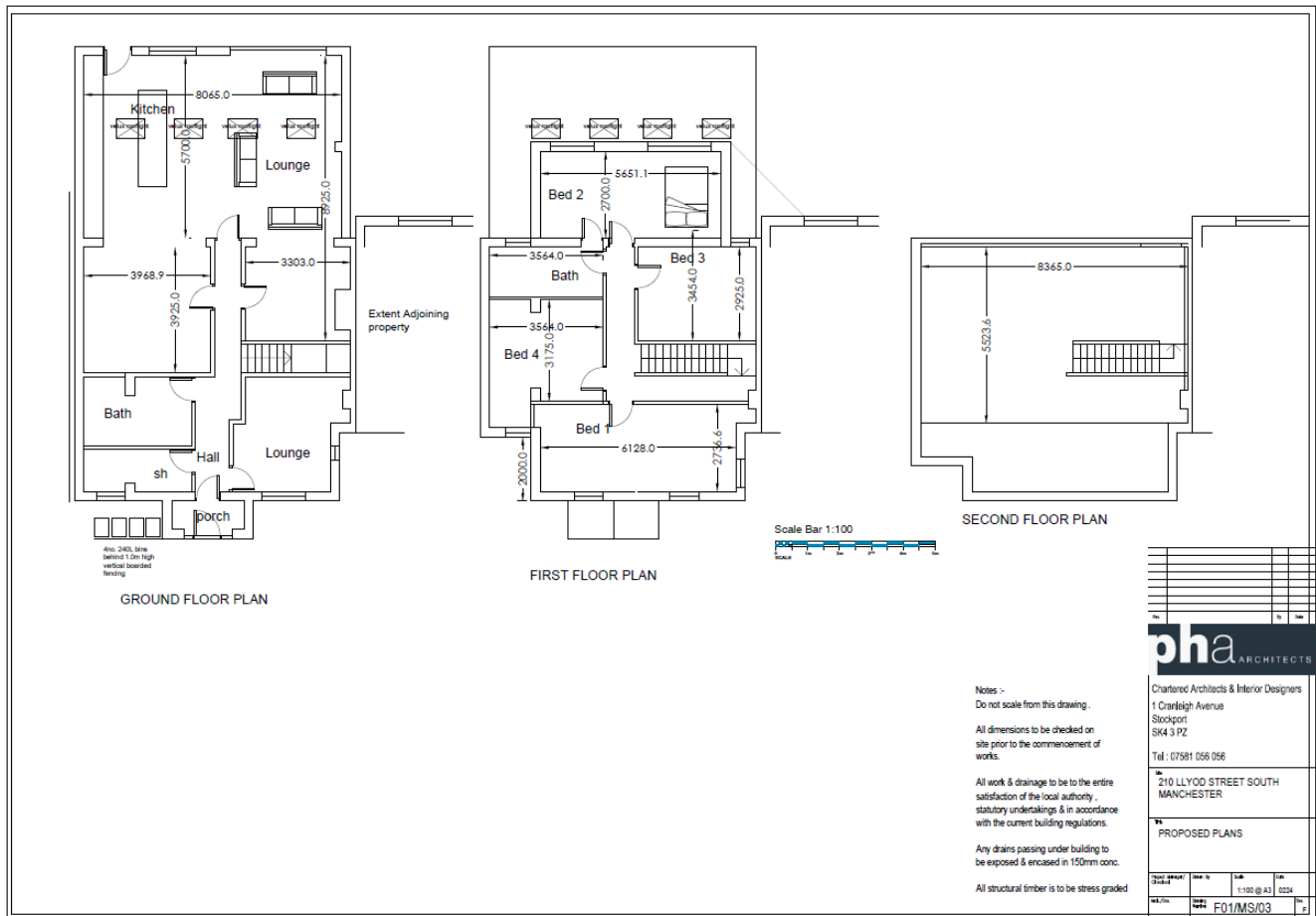


Figure 4. Submitted proposed plans.

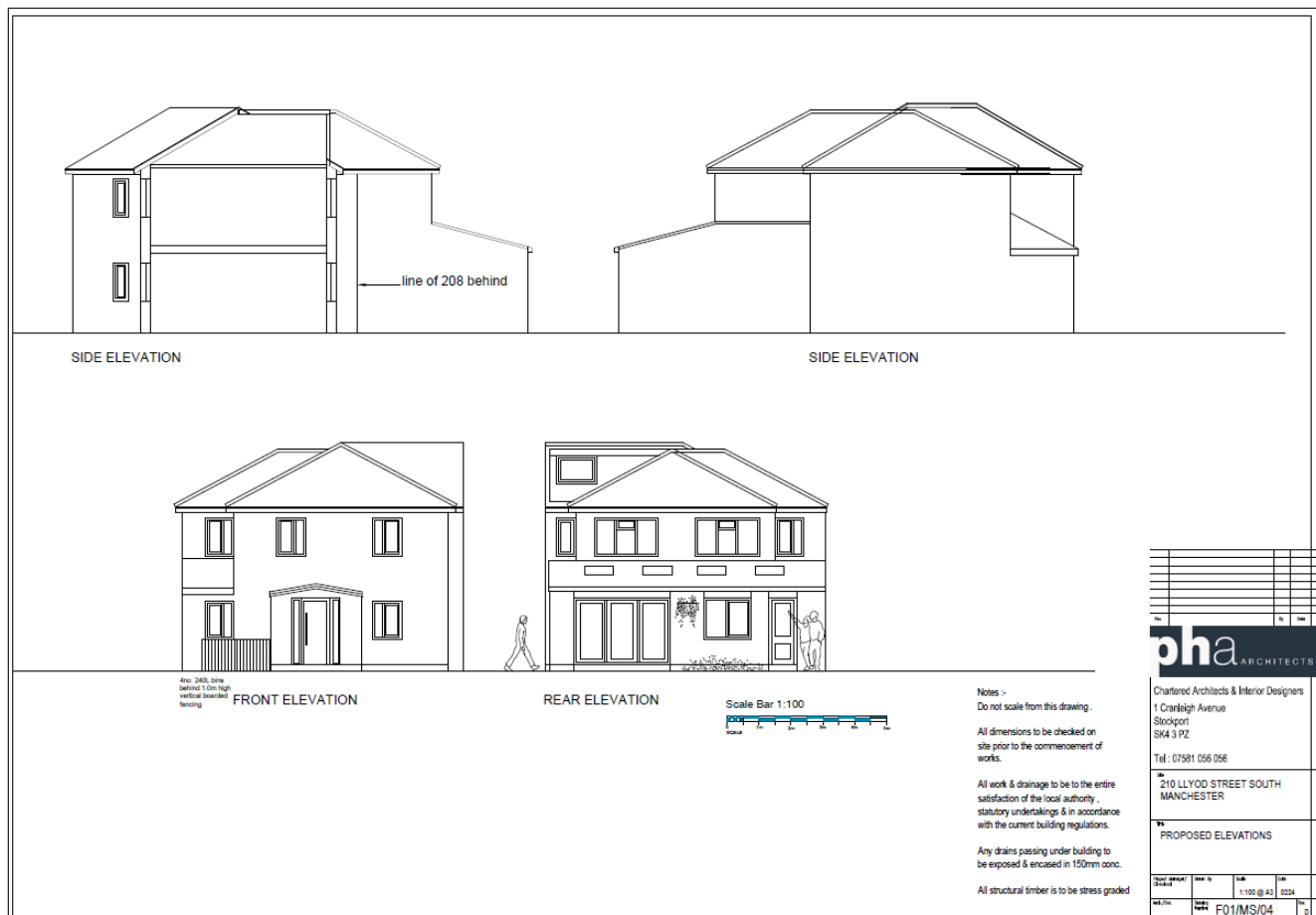


Figure 5. Submitted proposed elevations.

## **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 part-single / part-two storey side and rear extension together with a rear dormer 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 extension would be sited at the side and rear of the property, wrapping around its southern and western elevations.

At ground floor level, the extension would project 6m rearwards from the host dwellinghouse, with a total length / depth of 14.261m (featuring no setback from the front of the property), a sideward projection of 1.6m, width of 8.665m, pitched roof height of 3.753m and eaves height of 2.425m to the front, and a part-pitched / part-flat roof height of 3.489m and eaves height of 2.516m to the rear. A gap of 0.148m would be maintained to the boundary shared with No.208 Lloyd Street South, and a gap of 0.148m would be maintained to the boundary shared with No.212 Lloyd Street South.

At first-floor level, the extension would project 3m rearwards from the host dwellinghouse, with a total length / depth of 9.269m (featuring a 2m setback from the front of the property), a sideward projection of 1.6m, width of 7.852m, hipped roof height of 7m (set 0.421m below the existing ridge) and an eaves height of 4.984m (to match the existing). A gap of 0.963m would be maintained to the boundary shared with No.208 Lloyd Street South, and a gap of 0.148m would be maintained to the boundary shared with No.212 Lloyd Street South.

The dormer extension would be sited at the rear of the property, set 0.171m below the ridge, and 0.491m above the eaves. It would not occupy the full width of the roof, leaving a gap of 0.151m to the boundary shared with No.208 Lloyd Street South. Its dimensions would be as follows: 2.713m in length / depth, 3.801m in width, and 1.638m 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 (due to the side and rear extension's reduced ridge height and 2m first floor setback) 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 extension would be built of brickwork, roof tiles, and windows to match the existing. At ground floor level, it would feature one window to the front, one window, a set of bi-fold / sliding doors, and one inward-opening door to the rear, and blank

side elevations. Its rear-facing roof slope would feature four flat skylights. At first-floor level, it would feature one window to the front, three windows to the rear, and blank side elevations.

The rear dormer would be clad in hanging tiles to match the existing with a flat roof form and matching windows. 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** – it is acknowledged that concerns were received in relation to the proposal's potential to result in a loss of light and privacy for neighbouring occupiers. However, given that the side and rear extension would be subservient to the host dwellinghouse in terms of its dimensions, combined with its siting to the south and west of the property with adequate gaps maintained to the plot's shared boundaries, 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 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.

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 proposal would result in external access to the rear of the property being lost. As such, details of a screened bin store able to house 4no.240L refuse bins have been included in order to mitigate the proposal's impact upon the visual amenity of the area. This has been conditioned accordingly.

**Parking** – the proposal would reduce the dimensions of the existing driveway, however a car parking space (measuring to at least 2.4m by 4.8m) would be retained. This is considered acceptable.

**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 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:** 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-12887382', stamped as received by the City Council as Local Planning Authority on the 13th March 2024.

-‘Proposed Plans’, numbered ‘F01/MS/03 REV F’, stamped as received by the City Council as Local Planning Authority on the 9<sup>th</sup> May 2024.

-‘Proposed Elevations’, numbered ‘F01/MS/04 REV D’, stamped as received by the City Council as Local Planning Authority on the 9<sup>th</sup> May 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 of the existing dwellinghouse in type, size, colour and texture.

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) The proposed bin store, shown on revised drawings ‘F01/MS/03 REV F’ and ‘F01/MS/04 REV D’, shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's 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**

205 Lloyd Street South, Manchester, M14 7DX  
47 Morley Avenue, Manchester, M14 7HB  
212 Lloyd Street South, Manchester, M14 7DY  
208 Lloyd Street South, Manchester, M14 7DY  
214 Lloyd Street South, Manchester, M14 7DY  
206 Lloyd Street South, Manchester, M14 7DY  
209 Lloyd Street South, Manchester, M14 7DX  
207 Lloyd Street South, Manchester, M14 7DX  
203 Lloyd Street South, Manchester, M14 7DX  
49 Morley Avenue, Manchester, M14 7HB  
45 Morley Avenue, Manchester, M14 7HB

## **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