

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138230/FH/2023
Date registered valid: 28 November 2023
Proposal: Erection of a part single/part two storey rear extension and rear dormer roof extension to form additional living accommodation.
Address: 112 Longford Road, Manchester, M21 9NP
Ward(s): Chorlton Ward

Applicant: Mr Riaz Ghaffor
Agent (if any): Mr Talat Zeria HSH Engineering Design Service Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 18 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 December 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 November 2023 Expired: 21 December 2023

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 with a grey slate dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, a modest front garden bordered by a mid-level redbrick wall with black iron railings, a part-single / part-two storey rear outrigger, a rear dormer extension, and a rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Longford Road is a residential street situated within the Chorlton ward of Manchester, close to Longford Park, Ryebank Fields, and Turn Moss Playing Fields. 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 rear extension and rear dormer roof extension to form additional living accommodation.

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

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 allowing residents to extend and develop their homes to provide enlarged or improved living accommodation 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 this instance however, the principle of the proposal is considered unacceptable as the submitted drawings include a number of inaccuracies and discrepancies which mean they cannot be approved. It is therefore believed that there are factors of sufficient weight in terms of inaccurate information that would warrant the refusal of this application.

On balance, the proposal is deemed to conflict with saved policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

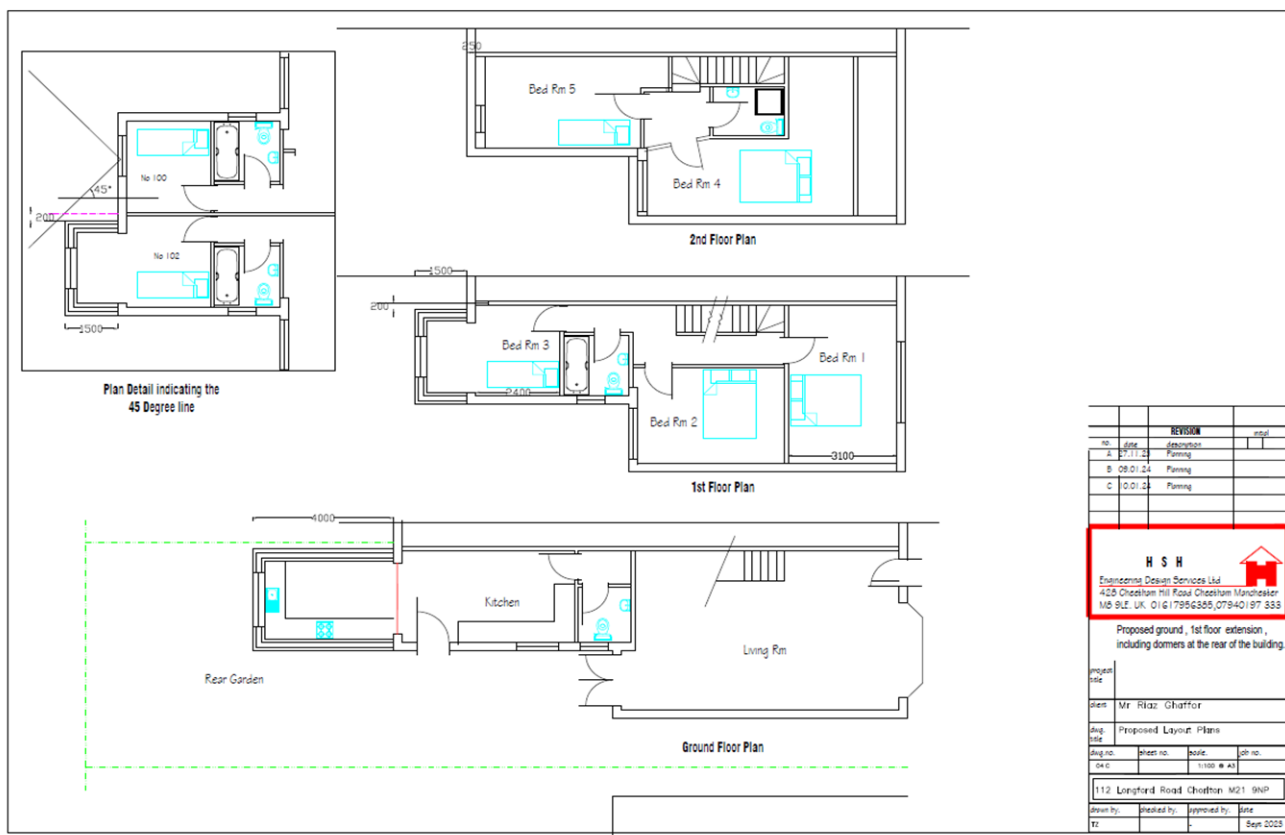


Figure 4. Submitted amended proposed plans (revision 4C).



Figure 5. Submitted amended proposed elevations (revision 6E).

Siting, scale, and massing – the submitted drawings indicate that the ground floor element of the rear extension would project 4m rearwards from the host dwellinghouse with a width of 3m. The proposed elevations illustrate varied heights for this aspect of the proposal, with the rear elevation depicting a height of 3.752m, the western side elevation depicting a height of 3.876m and the eastern side elevation depicting a height of 3.905m. All elevations depict an eaves height of 2.599m. The proposed ground floor plan depicts a 0.198m gap to the boundary shared with No.110 Longford Road, and a 3.45m gap to the boundary shared with No.114 Longford Road, whereas the proposed rear elevation depicts the extension as being sited along the property's shared boundary.

The submitted drawings indicate that the first-floor element of the rear extension would project 1.5m rearwards from the host dwellinghouse, with the proposed first floor plan depicting a width of 2.866m (which varies from the width depicted for the ground floor element), whilst the proposed rear elevation depicts a width of 2.997m. The proposed elevations indicate that the height of the extension would measure to approximately 7.014m, in line with the height of the existing outrigger, with eaves to match the existing. The proposed first floor plan depicts a 0.2m gap to the boundary shared with No.110 Longford Road, whilst the proposed rear elevation depicts the extension as being sited along the property's shared boundary.

The submitted drawings indicate that the rear dormer extension would measure to 8.712m in length / depth and 4.796m in width, set approximately 0.11m below the existing ridge of the host dwellinghouse. The proposed elevations illustrate varied heights for this aspect of the proposal, with the rear elevation depicting a 2.188m height for the 'box' portion of the dormer and a 1.978m height for its outrigger projection, and the western side elevation depicting a 2.161m height for the 'box' portion of the dormer and a 2.291m height for its outrigger projection. Similarly, the proposed elevations also illustrate discrepancies in the dormer's setback from the eaves, with the rear elevation depicting no setback for the 'box' portion of the dormer and a 0.443m setback for its outrigger projection and the western side elevation depicting a 0.232m

setback from the eaves with an unclear setback for its outrigger projection. The rear elevation illustrates a gap of 0.201m to the boundary shared with the adjoining property, whilst the edge of the 'box' portion of the dormer appears to sit flush with the property's roof edge, thus reading as a third-storey extension, rather than a dormer addition.

As detailed in the preceding paragraphs, the submitted drawings include a plethora of inaccuracies and inconsistencies which make the siting, scale, and massing of the proposal difficult to fully determine. Moreover, the form and dimensions of the rear dormer are considered to be unacceptable as its inadequate and unclear setback from the property's existing eaves and siting flush with the existing gable end (as depicted on the proposed rear elevation), would mean that the development would read as a third-storey extension, rather than a dormer addition, and, as such, would not be considered to be visually subservient to the host dwellinghouse, representing an 'excessively large and bulky' addition to the property.

It is for these reasons that the proposal is considered to conflict with the principles set out in policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Appearance and visual amenity – the rear extension would be built of brickwork, roof tiles, uPVC windows, and uPVC doors to match the existing. At ground floor level, the extension would feature blank side elevations, whilst its rear elevation would feature one window. At first floor level, the extension would feature blank side elevations, whilst its rear elevation would feature one window. Both elements of the extension would feature mono pitch roof forms which would slope away from No.110 Longford Road, mirroring the existing roof form of the property's two-storey rear outrigger.

The rear dormer extension would feature hanging vertical dark clay tiles and uPVC windows to match the existing with a flat roof. Its side elevations would be blank, whilst its rear elevation would feature two windows. The proposed side elevations indicate that the 'box' portion of the dormer would feature a stepped / staggered rear face. It is unclear as to whether this is intentional or a drafting error.

Despite its use of matching materials, the proposal is considered to be of inappropriate design and would cause unnecessary and undue harm to the visual amenity of the area. This is on the basis that the rear dormer's unclear setback from the eaves and flush siting with the property's existing gable end, would lead to the development reading as a third-storey extension, rather than a dormer addition. This is considered to be an inappropriate design choice, with the dormer lacking visual subservience to the host dwellinghouse as well as it being out-of-keeping with the character of the surrounding residential properties (and their dormer additions). With regards to the part-single / part-two storey rear extension, the general design of this aspect of the proposal is considered to be acceptable, however the inaccuracies and inconsistencies present amongst the submitted drawings (as outlined in previous paragraphs) mean that they cannot be approved.

The proposal is therefore considered to conflict with policy DC1 of the UDP and policy DM1 of the Core Strategy.

Residential amenity – overall, the proposal is not considered to give rise to issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy. However, due to the inaccuracies and inconsistencies existing amongst the submitted drawings, the proposal cannot be approved.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

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

Other matters – in addition to the inaccuracies detailed above, the proposal also includes elevational inconsistencies between the submitted drawings. These are listed below:

- The proposed western side elevation depicts a ground floor window in the side elevation of the host dwellinghouse facing No.114 Longford Road, however this is not reflected on the proposed ground floor plan.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to the inaccurate and inconsistent drawings submitted as well as the inappropriate design of the rear dormer extension which would have a negative impact upon the visual amenity of neighbouring occupiers as well as the overall appearance of the host dwellinghouse. The applicant and their agent were informed of the above concerns and submitted five amended versions of the drawings; however these issues were unable to be adequately resolved. Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, the submitted drawings for this proposal are inaccurate, inconsistent and unacceptable and, as such, cannot be approved. The proposal is also considered to cause undue harm to the host dwellinghouse, and the visual amenity of neighbouring occupiers, thus acting against the principles set out in the aforementioned policies, hence it cannot be supported by the City Council.

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

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. Significant issues have arisen during the consideration of this application, this has resulted in the request for the submission of a number of revised drawings and plans. Unfortunately, the provision of these revised details have not resulted in a satisfactory resolution being reached.

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

- 1) The submitted drawings are not accurate with inconsistencies between floor plans and elevational drawings of the proposed development. As such the proposals are considered to be contrary to the provisions of policies EN1, SP1 and DM1 of Manchester's Core Strategy Development Plan Document and saved policy DC1 of the Unitary Development Plan for the City of Manchester.
- 2) The proposed rear dormer, by reason of its unclear and inadequate setback from the property's eaves in addition to its flush siting with the property's gable end roof, would read as a third-storey rear extension rather than a dormer addition, which would introduce detrimental visual elements to the area, forming a visually incongruous and obtrusive structure, which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary

Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

116 Longford Road, Manchester, M21 9NP
114 Longford Road, Manchester, M21 9NP
110 Longford Road, Manchester, M21 9NP
St Johns RC Primary School, Chepstow Road, Manchester, M21 9SN
108 Longford Road, Manchester, M21 9NP

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) -
Area Team Boundary - Name: SOUTH AREA