MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138966/FH/2024
Date registered valid:	16 January 2024
Proposal:	Erection of a hip to gable roof extension, with dormer to the rear; together with a first floor rear extension to form additional living accommodation.
Address:	59 Broadhill Road, Manchester, M19 1AR
Ward(s):	Burnage Ward
Applicant:	Mr Maqsood Ahmed
Agent (if any):	Mr Subhan Saleem Saleem Architects
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26 March 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd February 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 January 2024 Expired: 15 February 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
The property that is the subject of this householder application is a two- storey brick built semi-detached house. It is identified as 59 Broadhill Road. It has gardens to the front and rear with a free- standing garage that is accessed from an open plan shared driveway. There is an existing single storey extension which stretches the full width of the property to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is in a predominantly residential area, comprising of single family dwellinghouses of the same age and design as the host property, many of which have had the benefit of the same / similar extensions as proposed for 59 Broadhill Road. The property is located on a sustainable public transport network, and is in reach of local services.

Description of development
The proposal is for the change in roof from a hip to gable, together with a rear dormer extension and an extension to the first floor over part of the existing ground floor extension

Consultations & Notification Responses
Local Residents were informed- One representation was received which raised issues with regards to the potential overlooking of the property from the proposed extension to the first floor. It would be a shame if extensions of this height and width were allowed interfering with the privacy of other residents.

Issues

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:
a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
b) they do not create an undue loss of sunlight, daylight or privacy
c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:
a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved
As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The National Planning Policy Framework
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking",

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time

to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.
It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;
2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Places for Everyone Plan - 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. The plan was adopted on the 21st March 2024.

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

Principle
The principle of extending an existing residential property to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity, and upon the character of the area.

Residential Amenity
The submitted application is for the erection of a hip to gable, first floor rear extension and dormer extension to the rear roof slope of number 59 Broadhill Road. There are no windows proposed in the side extensions with the windows overlooking the applicants own garden. The first floor extension originally projected sideways towards the adjoining property at number 57 Broadhill Road, however it was considered that the proposal as originally submitted had a detrimental impact on the adjoining property, and following negotiations the extension was pulled further back off the common boundary. The modest first floor extension has a dual pitched roof and again a window overlooking the applicants own garden. It provides for no greater view across the neighbouring gardens than the existing rear windows to the first floor . The dormer is set within the existing roof plane and would expand across into the proposed gable extension. The proposed dormer extensions would project no further rearward than the existing footprint, and would be approximately 25 metres away from the properties to the rear, and the property that sits over the boundary fence to the rear sits on an angle. it is not

considered that there would be any loss of privacy or overlooking arising from the installation of the rear dormer. Nor is it considered that the change from a hip roof to a gable would result in oppressive relationships to those properties.

The proposal would post development retain a good sized amount of usable amenity space for the occupants of number 59 Broadhill Road

Materials
The materials to be used would be of a traditional palette and would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Visual Amenity. Given that the proposed works are to the rear of the property, would be of a matching fabric and do not project beyond the side elevation of the existing property, they will not be highly visible as features within the street scene. The hip to gable would be more readily viewed from down the side of the property, however as there are several hip to gable conversions on Broadhill Road alone, without those that are also apparent within the immediate local, that would not represent an alien feature when viewed in the context of the neighbourhood. Given the siting of the first floor extension and the dormer extension they would not be readily viewed across public space, being seen from within the private gardens. As such it is not considered that the proposal would have a detrimental impact upon the character of the property itself, nor on the area within which it is located.

Design and Siting- The design and proposed siting are similar to other previous developments within the area, the siting has been considered so as to have the minimal impact upon the neighbouring properties and whilst adding footprint to the property, the extensions remain subservient, still sympathetic and relative to the host property and the neighbouring properties. The design and siting are considered acceptable

Bin Storage- The bins are currently stored to the rear of the property and brought kerb side on collection day. This will remain so post development, and as such bin storage is not impacted by the proposal.

Parking- The proposal will retain space for in curtilage parking on the driveway as is the existing situation. Provision of one space in curtilage is achieved and this is in line with national and local policy.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions.

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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Planning Application. The application has been determined in accordance with both national and local policies, and in a timely manner.

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:
Proposed elevations - Sheet 5 received 23rd March 2024
Proposed site plan received 14th March 2024
Sheet 4 Proposed floor plans received 14th March 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, this includes mortar and patching in.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension and in the interests of the visual amenity of the area within which the site is located, 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

4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

South Learning Centre, 60 Broadhill Road, Manchester, M19 1AG
11A Hyde Fold Close, Manchester, M19 1EB
61 Broadhill Road, Manchester, M19 1AR
57 Broadhill Road, Manchester, M19 1AR

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA