

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137918/FH/2023

Date registered valid: 7 September 2023

Proposal: Erection of a single storey rear extension, a front porch and a rear dormer to provide additional living accommodation.

Address: 7 Manley Road, Manchester, M16 8PN

Ward(s): Whalley Range Ward

Applicant: Mr Faraz Ahmed

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 September 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 September 2023 Expired: 2 October 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 of cream and redbrick with a red concrete tile dual pitch roof. The property features a mixture of white-painted timber and white uPVC windows, including a two-storey bay with a gable end roof form to the front, a paved front driveway bordered by a mid-level redbrick wall, a two-storey rear outrigger, a conservatory extension, and two detached outbuildings situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Manley Road is a residential street situated within the Whalley Range ward of Manchester, close to Alexandra Park, William Hulme's Grammar School, and Princess Road (A5103). 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 single storey rear extension, a front porch and a rear dormer to provide additional living accommodation.

Planning History

No previous planning history.

Consultations & Notification Responses

One letter of support has been received from one local resident in response to this application. Their comments are summarised as follows:

- No objection to the proposal.

Four letters of objection were received from four local residents in response to this application. Their concerns are summarised as follows:

- The walls of the rear extension are too high.
- The rear extension would not be in-keeping or subservient to the Edwardian style of the host dwellinghouse, most notably its flat roof.
- Side-facing windows should be obscurely glazed to protect the privacy of neighbouring residents.
- The rear dormer windows would infringe upon the privacy of neighbouring residents, providing a vantage point from which overlooking would be possible.
- The rear dormer would not be in-keeping with the Edwardian style of the dwellinghouse.
- The 6m(?) projection of the rear extension and its siting adjacent to the shared boundary would result in the extension forming an overbearing feature for neighbouring occupiers as well as causing issues associated with overshadowing and loss of light.
- The rear extension would have a detrimental impact upon residential amenity.
- The scale of the rear extension would be disproportionate and would not be in-keeping or subservient to the host dwellinghouse.
- The removal of the gable end roof form of the rear outrigger would be detrimental to the character of the property as well as its surroundings; it would be out-of-keeping.
- The flat roof of the rear dormer would not be in-keeping with the appearance of the host dwellinghouse and would cause harm to visual amenity.
- There is no precedent for rear dormers in this area.
- The flat roof of the front porch would not be in-keeping with the character of the property and would be detrimental to visual amenity and the street scene.
- The L-shaped dormer would read more as an added storey to the house rather than a dormer extension and would form a visually intrusive feature in the locale.
- The proposal would have a negative impact upon biodiversity by affecting the mature hedgerow that exists along the shared boundary.

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.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 rear extension, a front porch 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 extension would be sited at the rear of the property, replacing the existing conservatory extension, adjoining the two-storey rear outrigger. It would feature a staggered rear elevation, projecting 4m from the rear outrigger (with a gap of 3.452m to the boundary shared with No.5 Manley Road) and 3.799m from the host dwellinghouse (sited along the boundary shared with No.5 Manley Road), a width of 7.171m, and a flat roof height of 3.625m. It would be sited along the boundary shared with No.5 Manley Road, with a gap of 2.798m maintained to the boundary shared with No.9 Manley Road.

The front porch extension would create a new entrance to the property, facing onto Manley Road. It would project 1.149m frontwards, with a width of 3.321m, and a flat roof height of 2.925m. A gap of 2.798m would be maintained to the boundary shared with No.9 Manley Road, with a considerable gap maintained to the boundary shared with No.5 Manley Road.

The dormer extension would be sited at the rear of the property, set 1.5m below the ridge, and 0.494m above the eaves. It would not occupy the full width of the roof, leaving a gap of 0.448 to the boundary shared with the adjoining semi, and a gap of 0.371m to the gable end. Its dimensions would be as follows: 4m in length / depth, 6.472m in width, and 2.398m in height, with a resulting volume of 31.04 cubic metres.

The rear extension as it was originally submitted included a total rearward projection of 6.438m against the boundary shared with No.5 Manley Road. A number of objections from local residents were received in response to this, with concerns raised in relation to the perceived excessive scale of the extension, the overbearing impact it would have upon neighbouring occupiers and the potential detrimental impact it would have upon residential amenity. The applicant was notified of these concerns and amended the plans to include a staggered rear elevation, with a reduced rearward projection of 3.799m against the boundary shared with No.5 Manley Road, so as to mitigate the proposal's impact.

Thus, though the 3.799m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), it is now considered acceptable in these circumstances given that the property features a spacious rear garden allowing for adequate private outdoor amenity space to be retained as well as the extension's minimal impact upon residential amenity given its reduced mass along the shared boundary (extending approximately 1.907m beyond No.5 Manley Road's rear extension), and maximum height of 3.625m in combination with the existing mature foliage present along the plot's shared boundaries which should largely obscure the proposal from view. The dimensions of the front porch and rear dormer extension are also considered to be subservient to those of the host dwellinghouse and are not considered to result in 'excessively large or bulky' additions to the property.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.



Figure 4. Submitted proposed elevations and sections.

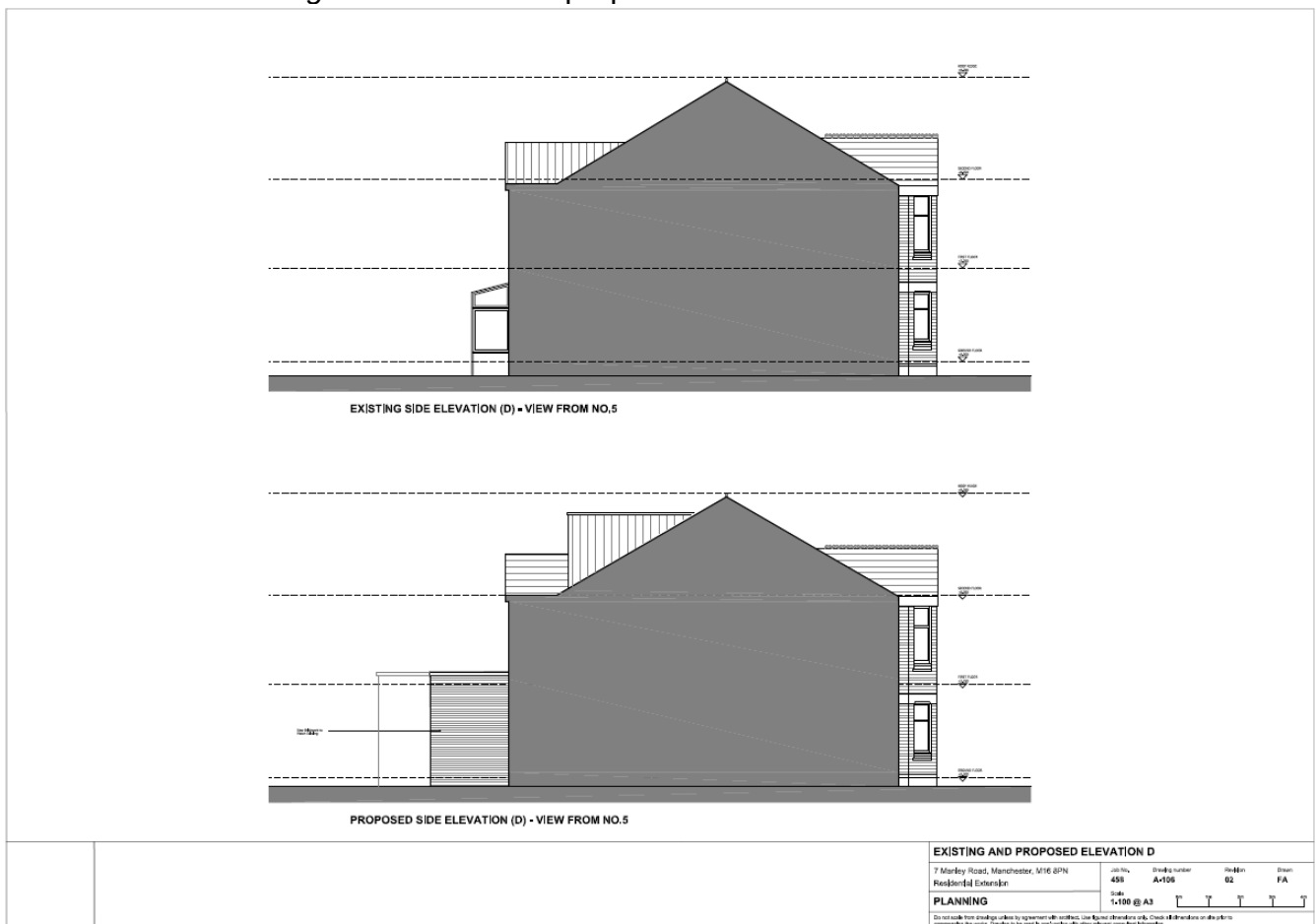


Figure 5. Submitted existing and proposed side elevation.

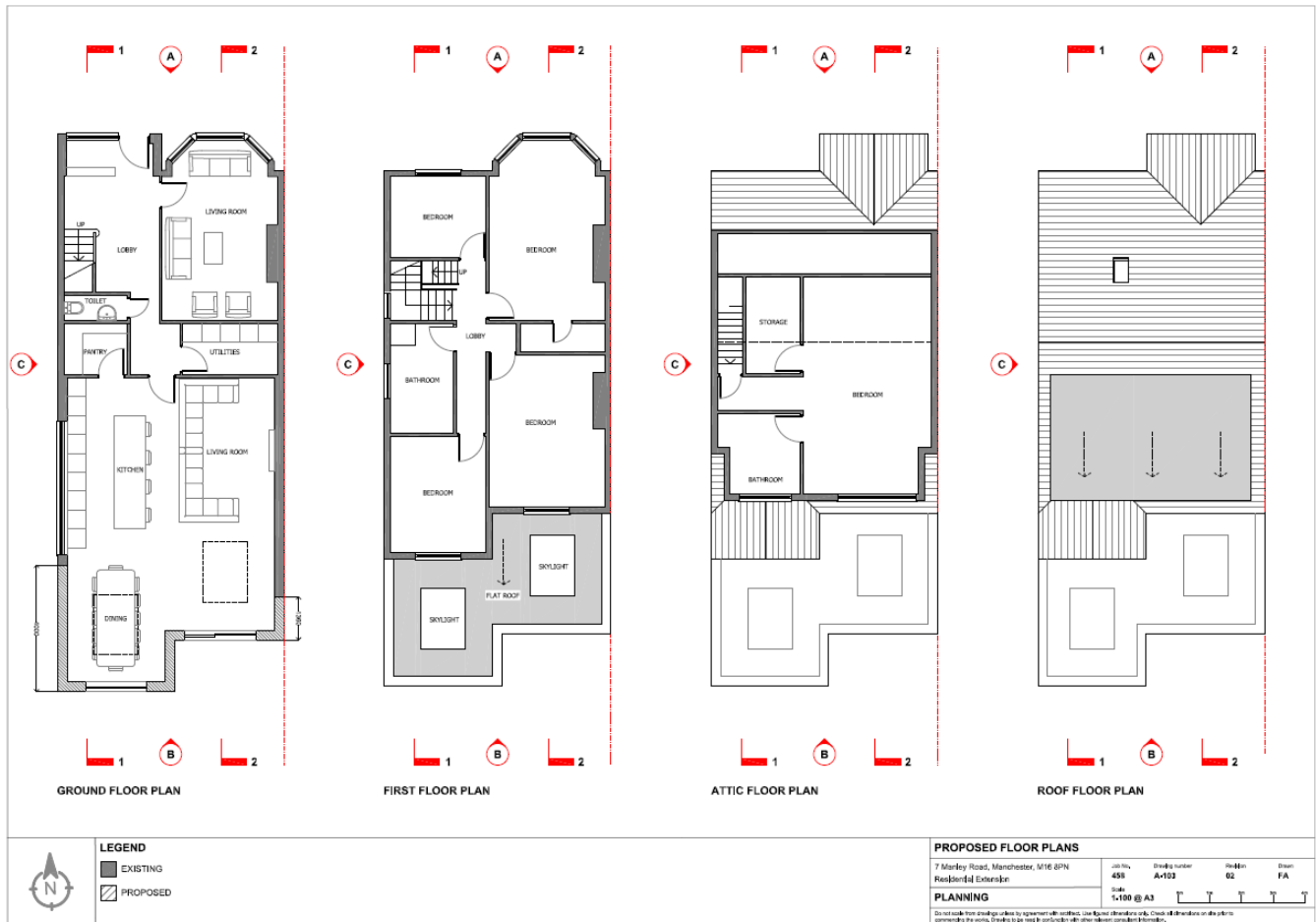


Figure 6. Submitted proposed plans.

Appearance and visual amenity – the rear extension would be built of brickwork and banding to match the existing present at ground floor level to the rear of the host dwellinghouse, in addition to aluminium doors, anthracite grey uPVC windows, and a flat roof. Its side elevations would be blank, whilst its rear elevation would feature a set of sliding doors and one window. Two projecting skylights (projecting upwards by 0.245m) would be featured atop its flat roof.

The front porch would be built of brickwork to match the existing present at ground floor level to the front of the property, with the existing windows to be double glazed and retained, a new solid timber door and a flat roof. Its side elevations would be blank, whilst its front elevation would feature an inward-opening door and one window.

The rear dormer would be clad in composite grey vertical panelling and would feature anthracite grey uPVC windows in addition to a flat roof. Its side elevations would be blank, whilst its rear elevation would feature two windows.

A number of objections were received from local residents which raised concerns in relation to the proposal being out-of-keeping with the Edwardian style of the host dwellinghouse. However, the proposed developments are considered to be relatively standard in terms of their scale and design and would be in-keeping with the overall precedent of residential extensions in this area. The front porch would utilise materials that would be either in-keeping or subservient to those already present at the property and, as such, should not feature prominently within the street scene or public realm. Moreover, sited at the back of the property, the rear extension and dormer would not be largely visible within the public realm and, as such, should have a minimal effect upon the visual amenity of the area. 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 – a number of objections from local residents were received which raised concerns in relation to the rear extension's potential to introduce an overbearing feature into the area, with the potential to give rise to issues associated with overshadowing and loss of light given its perceived excessive wall height.

However, given that the rear extension would be single storey, with a reduced rearward projection of 3.799m against the shared boundary, a maximum flat roof height of 3.625m, as well as it being largely obscured from view by the existing boundary treatment and mature foliage present at the site, it is understood 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.

Similarly, given that the front porch extension would feature a relatively minor frontward projection (1.149m), with a maximum height of 2.925m, and considerable gaps maintained to the shared boundaries, this aspect of the proposal should also 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.

A number of objections were received from local residents in relation to the rear dormer's potential to have a detrimental impact upon residential amenity in terms of loss of privacy. However, it is believed that the rear dormer should also not cause issues associated with overshadowing, loss of light, and 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. The dormer should also not compromise the privacy of neighbouring occupiers as its only windows are to be rear-facing and set back from the eaves. As such, these windows 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 the blocking up one door and one window in the host dwellinghouse's side elevation facing No.9 Manley Grove and the installation of a new ground floor high-level anthracite grey uPVC window. This has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

In their objection letters, local residents raised concerns in relation to the lack of an existing precedent for rear dormers in this locale. However, a rear dormer of similar scale and mass, utilising matching materials, could be erected under permitted development rights without the need for an application for planning permission. The lack of an existing precedent would not therefore warrant the refusal of this application.

Concerns were also raised in relation to the proposal's potential to have a negative impact upon the biodiversity of the area if it were to affect the mature hedgerow that exists along the shared boundary with No.5 Manley Road. However, this alteration is able to be undertaken without the need for an application for planning permission. It would not therefore warrant the refusal of this application.

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:

- 'PROPOSED FLOOR PLANS', numbered 'A-103 REV 02', stamped as received by the City Council as Local Planning Authority on the 10th October 2023.

- 'PROPOSED ELEVATIONS AND SECTION', numbered 'A104 REV 02', stamped as received by the City Council as Local Planning Authority on the 10th October 2023.

-‘EXISTING AND PROPOSED ELEVATION D’, numbered ‘A106 REV 02’, stamped as received by the City Council as Local Planning Authority on the 10th October 2023.

Reason - To ensure the development is carried out in accordance with the approved plans, 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 approved plans, including brickwork and banding to match the existing present at ground-floor level to the rear of the host dwellinghouse on the single storey rear extension, and brickwork and banding to match the existing present at ground-floor level to the front of the host dwellinghouse on the front porch 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 ground floor window in the side elevation, facing No.9 Manley 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.

Appendix 1 – List of consultees & neighbours notified

8 Manley Road, Manchester, M16 8PN

English Martyrs Presbytery, Alexandra Road South, Manchester, M16 8GF

Scout Hut Rear Of English Martyrs Church, Alexandra Road South, Manchester, M16 8GF

9 Manley Road, Manchester, M16 8PN

10 Manley Road, Manchester, M16 8PN

5 Manley Road, Manchester, M16 8PN

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 (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA