

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136857/FH/2023

Date registered valid: 1 June 2023

Proposal: Erection of a two-storey side and part single/part two storey rear extension, erection of rear dormer extension and installation of rooflights to front.

Address: 36 Alness Road, Manchester, M16 8HQ

Ward(s): Whalley Range Ward

Applicant: Mr Fazal Mohammed

Agent (if any): Mrs Dawn Winterbottom, Plans Drawn

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/10/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/06/2023

Standard consultations:

Flood Risk Management: Printed: 6 June 2023 Received: 10 July 2023

Neighbour notifications

Printed: 6 June 2023 Expired: 03 July 2023

Site notice

Posted: 7 June 2023 Expired: 28 June 2023

Press advert

Published: 13 June 2023 Expired: 27 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Proposal relates to a semi-detached dwelling on Alness Road. The property features hardstanding to the front for vehicle parking and landscaping to the rear. The property features a small porch, an enlargement of roof space with a hip to gable roof alteration and an existing single storey rear extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Front Elevation



Figure 2. Rear of property



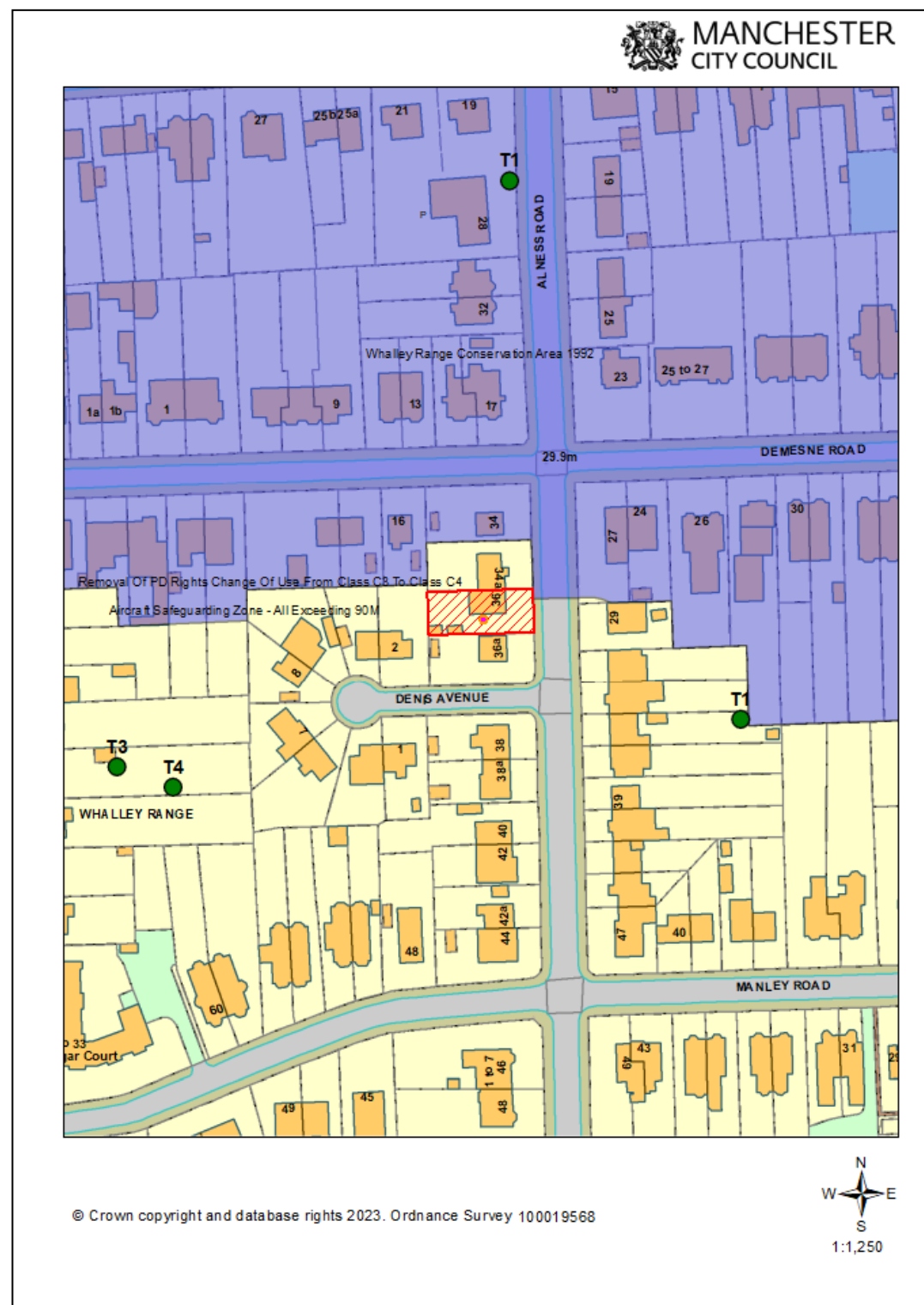
Figure 3. Side Elevation



Figure 4. Boundary with 34 Alness Road

Description of area

The property is in a predominately residential part of the Whalley Range ward of Manchester. The property borders the Whalley Range Conservation Area.



Description of development

The applicant is seeking the erection of a two-storey side and part single/part two storey rear extension, erection of rear dormer extension and installation of rooflights to front.

Ground Floor

The proposal adds a side extension to the ground floor which meets the rear single storey rear extension.

The side extension projects 4000mm from the existing side elevation.

The side extension sits flush with the front elevation of the existing property and extends 11,610mm to the rear.

The rear extension adds 1050mm to the existing single storey rear extension to form a rear extension that projects 3650mm from the original dwellinghouse.

The rear extension spans 10,500mm across the rear of the property from the detached corner leaving a 170mm boundary to 34A Alness Road.

The proposal creates a large kitchen/dining space.

The side extension features a side door utility access to the property 4300mm set back from the front elevation and a new 2100mm wide window to the front elevation.

The rear extension features large floor length doors measuring 5000mm wide until the living space and a 2100mm wide window into the kitchen space.

The rear extension features 2no. 3000mm x 2000mm lantern rooflights either side of the proposed first floor rear extension on single storey flat roofs.

The proposal adds a pitched roof from the front elevation of the proposed ground floor side extension to the front elevation of the proposed first floor side extension (2100mm)

First Floor

The proposal adds a first-floor side extension to the property.

The first-floor side extension projects 4000mm from the existing side elevation inline with the proposed ground floor side extension.

The first-floor side extension is set back from the front elevation by 2100mm.

The first-floor side extensions rear elevation is in line with the existing dwelling house for a total length of 6940mm.

The proposal adds a first storey rear extension to part of the rear elevation.

The first storey rear extension projects 3650mm from the original dwelling house in line with the ground floor rear extension.

The side elevation of the proposed first story extension is in line with the existing side elevation of the dwelling house and spans 3500mm across the rear of the property leaving 3170mm to the boundary of 34A Alness Road.

With the new ground floor side extension, it gives the appearance of sitting in the middle of the extended house.

The first-floor side extension proposal adds a new 2100mm wide window to the front elevations and 1750mm to the rear.

The first-floor rear extension proposal adds a 1750mm window to the rear.

The first-floor side extension adds a pitched roof to the main dwelling house 2410mm tall from the eave height and a roofline 450mm below the roofline of the main dwelling.

The first-floor rear extension adds a pitched roof to the main dwelling house 1700mm tall from the eave height and a roofline 1160mm below the roofline of the main dwelling and 1000mm below the roof of the proposed dormer.

Rear Dormer

The proposal adds a rear dormer to property.

The rear dormer projects 4000mm from the existing roof and stands 2280mm tall at its maximum height from the existing roof.

The rear dormer projection begins 180mm from the main roofline and ends 380mm short of the existing roof.

The rear dormer leaves a 220mm gap to the shared boundary with 34A Alness Road and 224mm gap to the end of the roof.

The proposal adds 2no. rooflights to the front roof of the property and 2no. windows to the rear elevation of the proposed dormer.

The addition of the dormer creates a new loft space for residential accommodation.

It is of note the applicant have already ascertained a lawful development certificate (136630/LP/2023) for the enlargement of roof space with a hip to gable roof alteration to make room for the dormer.



Figure 5. Existing Elevations and Floor Plans

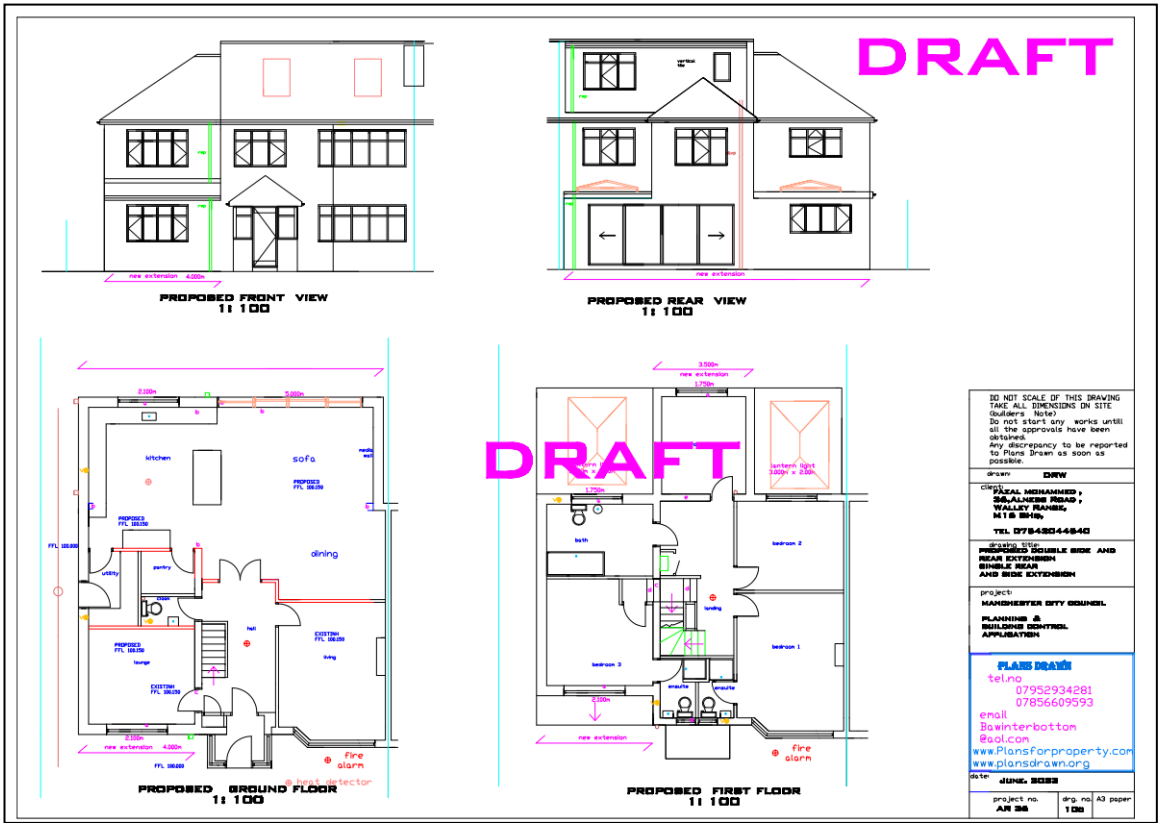


Figure 6. Proposed Elevation & Floor Plans

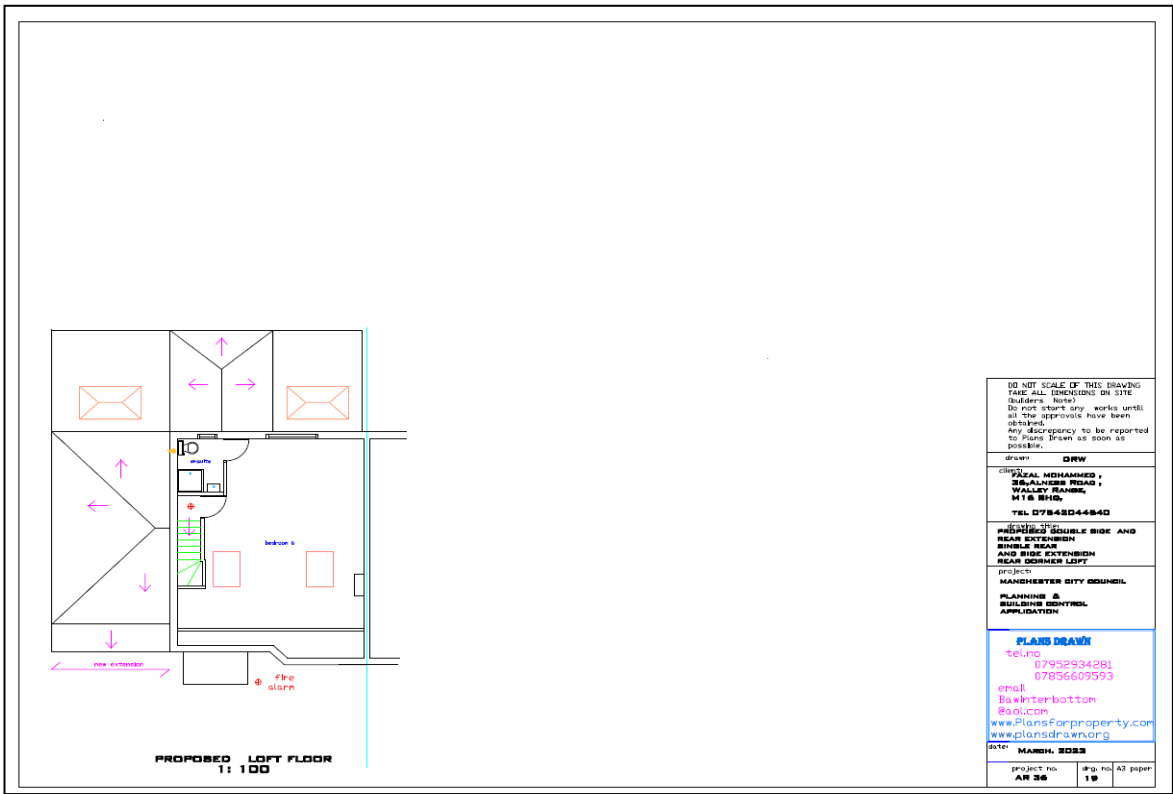


Figure 7. Proposed Dormer and Loft Floorplan

Planning History

136630/LP/2023

Enlargement of roof space with a hip to gable roof alteration.

Approved: 31/05/2023

F06376

Single-storey kitchen/lounge extension rear of dwellinghouse after demolition of existing lean-to.

Approved: 29/04/1977

Consultations & Notification Responses

Consultations

Manchester City Council Flood Risk Management

The property sits within a Flood Zone 2 area and so the MCC Flood Risk team as LLFA were consulted.

“We OBJECT to the planning proposal because it does not demonstrate consideration of the risk of an indicative culverted ordinary watercourse onsite (“Dog Kennel Brook Tributary”).

The following information needs to be provided as a minimum to lift our objection:

- Results of sufficient site investigation to prove or disprove the presence of the culvert onsite.*
- Where proven present, survey results to show mapped route and condition.*
- Where proven present, the applicant is expected to submit a masterplan, which takes account of the culvert location, including any proposed diversion/realignment plans, and illustrate appropriate easements.”*

The officer contacted the Agent for the application asking for the requested information.

The applicant provided an investigation report into the indicative culvert. After reviewing the findings, the Manchester City Council Flood Risk Management team lifted their objection to the proposed development.

They have added informatives to the decision for any contractors to remain observant and to take the appropriate safety precautions during excavation works.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Residents Associations & Groups

As per Appendix 1, Whalley Range Forum were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - DM 1 - Development Management
 - SP 1 - Spatial Principles
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 8 – Adaptation to Climate Change
 - EN 14 – Flood Risk
 - EN 16 - Air Quality
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 - Waste
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - DC1 for Residential Extensions
 - DC26 for Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for

England and how these are expected to be applied. The following sections are considered relevant to this proposal:

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Principle of development

In general, the principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

Erection of a two-storey side and part single/part two storey rear extension, erection of rear dormer extension and installation of rooflights to front.

The proposal uses brick and tiles to match the materials of the existing property (as stated in the application form).

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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.

The proposal adds windows to the front elevation however the effect on privacy is negligible as existing windows are already present.

The proposal adds windows to the rear elevation looking into garden of 2 Denis Avenue, however given the boundary treatment and distance to the shared boundary as well as the presence of existing windows, the effect on privacy should be minimal.

The proposal would be visible from the public highway therefore would feature within the street scene however give the distance to the boundary and use of materials the effect on the street scene would be minimal.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area (including 34A Alness Road), therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

As discussed above the proposal has minimal effect on privacy given the existing boundary treatment together with the gap to the shared boundary.

The proposal moves the side door of the property to the side elevation of the proposed extension closer to the boundary with 36A Alness Road. To ensure privacy, before first occupation, any glazing in the side elevation 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. This has been added as a condition to the decision.

The proposal is expected to have a negligible effect on Air Quality.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

The site of the proposal does not sit within but borders the Whalley Range Conservation Area.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development. As such proposal would have a negligible impact on green infrastructure, with an acceptable balance between the proposed development and retention of the existing green space achieved.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site sits in a flood risk area and therefore Manchester City Council Flood Risk team as LLFA were consulted.

The LLFA objected highlighting the inductive culvert at the site.

The applicant provided an investigation report into the indicative culvert. After reviewing the findings, the Manchester City Council Flood Risk Management team lifted their objection to the proposed development.

They have added informatives to the decision for any contractors to remain observant and to take the appropriate safety precautions during excavation works.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

This proposal sits within the ‘Southern Character Area’. The key principles for this area are:

This proposal is considered to accord with the principles of this policy.

EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The development is considered to accord with the aspirations of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

After investigation of an indicative culvert in the area the LLFA lifted their objection.

This proposal is considered to accord with the principles of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport.

The proposed development would not give rise to air quality issues when the development is operational.

This proposal is considered to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

This proposal is considered to accord with the principles of this policy.

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC1 - Residential Extensions

The policy outlines the key issues when considering proposed residential extensions.

This proposal is considered to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

This proposal is considered to accord with the principles of this policy.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)

- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide](#) & [National Model Design Code](#) (2021)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated 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 applicant and consultees to reach a satisfactory resolution.

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

1. 3-year time limit

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. Specified Plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Location Plan, THE LOCATION PLAN, as received 02/05/2023
- b. Drawing – Site Plan, BLOCK PLAN OF THE SITE, as numbered 30, as received 02/05/2023
- c. Drawing – Existing, EXISTING SIDE VIEW, as numbered 06, as received 02/05/2023
- d. Drawing – Existing, EXISTING FLOOR PLANS AND VIEWPOINTS, as numbered 05, as received 02/05/2023
- e. Drawing – Proposed, PROPOSED LOFT FLOOR PLAN, as numbered 19, as received 02/05/2023
- f. Drawing – Proposed, PROPOSED SIDE ELEVATIONS, as numbered 08, as received 02/05/2023
- g. Drawing – Proposed, PLANS AND ELEVATIONS, as numbered 10C, as received 14/05/2023

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. Specified Materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

4. Additional glazing restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6. Obscure Glazing

Before first occupation, the side door in the side elevation (facing into 36A Alness 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.

Infomative(s) to be added to decision for approval

1. Flood Risk Management

- a. The property resides within flood zone 1, as does the extension; however, it's worth noting that flood zone 2 encroaches upon the site boundary. Floor levels should be set no lower than existing floor levels of the existing property.
- b. We recommend the applicant liaises with UU regarding Build Over Agreement for any construction work over public sewers or within 3m of one.
- c. The site encroaches Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>
- d. The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

2. Culvert risk management

Culvert investigation completed; no evidence of a culvert structure was found. MCC records highlighted an underground culverted watercourse (Dog Kennel Brook Tributary) located on site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum

29 Alness Road, Manchester, M16 8HL

27 Alness Road, Manchester, M16 8HL

31 Alness Road, Manchester, M16 8HL

2 Denis Avenue, Manchester, M16 8HY

36A Alness Road, Manchester, M16 8HQ

34A Alness Road, Manchester, M16 8HQ

34 Alness Road, Manchester, M16 8HQ

16 Demesne Road, Manchester, M16 8HG

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

Conservation Area - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA