MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138632/FH/2023
Date registered valid:	23 November 2023
Proposal:	Hip to gable roof extension to form additional living space.
Address:	30 Maywood Avenue, Manchester, M20 5GR
Ward(s):	Didsbury East Ward
Applicant:	Mr Gulam Mudabbir
Agent (if any):	Mr Rashid Mehmood I. Planning Services
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 September 2023

Standard consultations: Printed: 30 November 2023 Expired: 21 December 2023

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 of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a paved front driveway, a front porch extension, a part-single / part-two storey side and rear extension and a spacious rear garden.

Figure 1. Principal elevation.

Figure 2. Rear elevation.

Figure 3. Rear elevation.

Description of area

Maywood Avenue is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Millgate Fields, Kingsway, and Fletcher Moss Botanical Garden. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to public outdoor amenity and public green spaces.

Description of development

The applicant is seeking permission for the erection of a hip to gable roof extension to form additional living space.

Planning History

056543/FH/SOUTH1/99 - First floor extension at side of house to form additional bedroom – **APPROVED** (11.09.1999).

119197/FH/2018 - Erection of a single storey extension to the rear to form additional living accommodation – **APPROVED** (23.04.2018).

138006/FH/2023 - Erection of a hip to gable roof extension and with associated rear dormer extension – **REFUSED** (30.10.2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood Risk Management made no objection to the proposal due to its siting on the roof of the property, with no works at ground level.

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 erecting a hip-to-gable roof conversion 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the hip-to-gable roof conversion would be sited along the southwest edge of the existing side extension's roof with dimensions measuring to 8.655m in length / depth, 3.611m in width, and 2.929m in height, which would be subservient to the current dimensions of the roof. The ridge and eaves of the roof conversion would be set at levels to match the existing, thus providing a blended appearance.

Overall, the dimensions of this alteration are not considered to result in an 'excessively large or bulky addition' to the property, with the proposal therefore being deemed acceptable due to its accordance with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

Figure 4. Submitted existing and proposed plans and elevations.

Appearance and visual amenity – the roof conversion would be built of brickwork, roof tiles, and windows to match the existing. Its side elevation would be blank, whilst its front and rear-facing roof slopes would each feature one flat skylight.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the side of the property, the hip-to-gable roof conversion would be visible within the street scene and public realm, however its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature.

The design and appearance of the proposed developments accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – due to its siting along the southwestern edge of the roof, the hip-to-gable roof conversion is not considered to give rise to 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 elevation should ensure that the privacy of neighbouring occupiers is not infringed upon.

In addition, no objections were received in response to this application.

The proposal is therefore acceptable in regard to its minimal effect upon residential amenity, thus according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

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

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

Other matters – the proposal also includes the installation of two flat skylights to the front-facing roof slope of the host dwellinghouse, and two flat skylights to the rear-facing slope. These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management 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 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 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 documents labelled:

-'Proposed Floor plans and Elevations', numbered 'PS/R/30/M205GR SHT 3', stamped as received by the City Council as Local Planning Authority on the 23rd November 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 extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Didsbury Tennis Club, Kingston Road, Manchester, M20 8SB
Didsbury Tennis Club, 509 Parrs Wood Road, Manchester, M20 5GQ
14 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
12 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
9 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
7 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
4 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
2 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
37 Maywood Avenue, Manchester, M20 5GR
31 Maywood Avenue, Manchester, M20 5GR
29 Maywood Avenue, Manchester, M20 5GR
26 Maywood Avenue, Manchester, M20 5GR
Drayton Manor, Parrs Wood Road, Manchester, M20 5GJ
16 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
15 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
13 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
11 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
10 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
8 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
6 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
5 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
3 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
1 Drayton Manor, 507 Parrs Wood Road, Manchester, M20 5GJ
23 Highbank Drive, Manchester, M20 5QR
39 Maywood Avenue, Manchester, M20 5GR
35 Maywood Avenue, Manchester, M20 5GR
33 Maywood Avenue, Manchester, M20 5GR
32 Maywood Avenue, Manchester, M20 5GR
28 Maywood Avenue, Manchester, M20 5GR
24 Maywood Avenue, Manchester, M20 5GR
22 Maywood Avenue, Manchester, M20 5GR
21 Highbank Drive, Manchester, M20 5QR
19 Highbank Drive, Manchester, M20 5QR

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA