MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138285/FH/2023
Date registered valid:	10 October 2023
Proposal:	Hip to gable roof extension together with the installation of rear roof dormer
Address:	8 Gildridge Road, Manchester, M16 8PS
Ward(s):	Whalley Range Ward
Applicant:	Mrs. Rehana Akram
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**5 December 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 October 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 October 2023 Expired: 6 November 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: No

Tree Preservation Order: No

Description of area

The application site relates to 8 Gildridge Road within the south Manchester ward of Whalley Range. The application site relates to a semi-detached, two storey, red brick dwellinghouse of an inter war period- with curved bay windows, timber gable and dark brown UPVC windows and doors. Amenity space to the front of the property is characterised by a driveway and soft landscaping. The driveway leads to a detached garage and the rear amenity space is characterised by a spacious grassed garden and an area of patio paving. The property benefits from an existing two storey outrigger at the rear.

Description of development

The submitted application seeks planning permission for the hip to gable roof extension together with the installation of rear roof dormer.

The hip to gable roof extension would involve the insertion of two skylights within the roof plane and two obscure glazed, top opening windows within the rear elevation.

The rear roof dormer would sit across the host property, the existing two storey outrigger and new gable roof to create an ‘L’ shaped dormer- this would involve the partial removal of the roof

of the existing two storey outrigger. At the largest point, the L shaped dormer would have approximate dimensions of Height: 2.6 x Length: 5.5 x Width: 6.8 metres. Two additional bedrooms and a bathroom would be created within the L shaped dormer and would involve the insertion of two windows within the rear elevation. Plans have been received to show a setback of 1 metre from the edge of the existing two storey outrigger.

Materials to be used would include
-red brick work to match existing, dormer walls tile cladding matching with roof tiles
-red roof tiles to match existing and dormer flat roof.
-uPVC double glazed windows (same as existing) and skylights.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (September 2023)

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", (paragraph 11).

Paragraph 8 - 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
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance

are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 states that 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 original buildings);
b. They do not create 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 scene by virtue of design, use of materials or construction 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 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 (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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.

The following policies are relevant:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy
iii.JP- S5 – Flood risk and the water environment
iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted application seeks planning permission for the hip to gable roof extension together with the installation of rear roof dormer. The principle of development is not acceptable, as the benefits to the applicant do not outweigh the potential harm in relation to visual/residential amenity and design and appearance. It is acknowledged that the hip to gable roof extension is acceptable as a single element. Similar hip to gable roof conversions could be achieved through Permitted Development and are evident in the immediate streetscene including the adjoining property of no. 6 Gildridge Road. However, the proposed L shaped dormer presents significant harm and is not supported. Despite a revised plan being received with a set back of the dormer sited on the existing outrigger by 1 metre, the amendment was not considered adequate to reduce the bulk and mass of the proposed dormer. The rest of the report will discuss the issues of the proposed dormer in detail.

Visual/Residential Amenity

The proposed dormer would sit within the roof plane of the host property and would sit on top of the existing two storey outrigger. However, to gain the height of the dormer which the applicant requires, the existing roof of the outrigger would need to be partially removed for the dormer to be situated on. During the course of the application, concern was raised to the agent and an

amended scheme with a setback of 1 metre of the dormer on the outrigger was provided, however this is not considered acceptable.

The dormer sitting on the existing outrigger would be visible from the side amenity space of no.10 Gildridge Road. Since the dormer would have a length of 5.5 metres and would involve partial removal the existing roof of the outrigger, the proposal would be considered to create an overly large feature close to the boundary. Although the proposal due to its height would not cause any privacy concerns nor adverse loss of light implications, it would be considered to create an overbearing feature to the neighbouring property, especially given the proposal's height and bulk.

The overly large structure due to the amount of built form would also be visible from the streetscene when approaching the property from the west. The proposal would be considered to create an incongruous feature to the detriment of the surrounding properties, due to the removal of part of the roof and the bulk created as a result of the proposal.

Design and Appearance

Whilst the materials chosen for the proposal would be considered acceptable, the form and massing of the proposed dormer, in particular the dormer to sit on the existing outrigger is not considered acceptable in size and form, contrary to Policy DC1 of the UDP.

In this instance, because the existing two storey outrigger has a shallow depth, it is extremely difficult to create an L shaped dormer which would provide the level of roof height needed for the applicant and would sit within the existing roof plane of the outrigger. As a result, the dormer sited on the outrigger would result in an overly and excessively large structure, contrary to Policy DC1 of the UDP. The proposal would go substantially beyond the remit of Permitted Development rights and beyond the remit of what would be considered appropriate within a householder application as the proposal would fail to respond positively to the existing property or wider streetscene.

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: Refuse

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, however revised plans are considered to overcome issues raised.

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

1) The proposed extension, by reason of its projection, scale, height and massing, in close proximity to the common boundary with the adjoining property, 10 Gildridge Road, would give rise to visual intrusion to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

2) The installation of rear roof dormer would, by reason of its scale, design, length and relationship with the existing two storey outrigger at the property, form an overly dominant, excessively large and visually incongruous structure at the site. As such, the proposal would fail to enhance the character of the area and would be contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

10 Gildridge Road, Manchester, M16 8PS
7 Waltham Road, Manchester, M16 8PG
6 Gildridge Road, Manchester, M16 8PS
5 Waltham Road, Manchester, M16 8PG
9 Gildridge Road, Manchester, M16 8PS
7 Gildridge Road, Manchester, M16 8PS
5 Gildridge Road, Manchester, M16 8PS
9 Waltham Road, Manchester, M16 8PG

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
Area Team Boundary - Name: SOUTH AREA