MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137649/FH/2023
Date registered valid:	11 September 2023
Proposal:	Erection of rear roof dormer and insertion of roof lights within front roof plane of host property to create additional living accommodation; with associated elevational alterations.
Address:	58 Crumpsall Lane, Manchester, M8 5SG
Ward(s):	Crumpsall Ward
Applicant:	Mrs Alaya Abbas
Agent (if any):	Mr Talat Zeria, HSH Engineering Design Service Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 November 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 September 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 9 October 2023 Expired: 23 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: No

Tree Preservation Order: No

Description of area

The application site relates to 58 Crumpsall Lane within the north Manchester ward of Crumpsall. The property relates to a semi-detached, red brick and white rendered two storey dwellinghouse with a black painted wooden gable. The property sits close to the junction of Crumpsall Lane and Hermitage Road. Amenity space wraps around the host property, with off street parking available from Hermitage Road and amenity space to the rear taking the form of a paved patio.

Description of development

The submitted application seeks planning permission for the erection of rear roof dormer and insertion of roof lights within front roof plane of host property to create additional living accommodation; with associated elevational alterations.

The proposal would have approximate dimensions of Height: 2.2 x Length: 4 x Width: 6.5 metres. The 2nd floor would be turned into habitable space and create 4 additional bedrooms and a bathroom. The proposal would involve the insertion of two windows within the rear elevation of the proposal.

Two skylights would be inserted in the front roof plane of the property.

Elevational alterations would involve the insertion of a bathroom window within the side elevation of the host property.

Materials to be used throughout the proposal would match, except for the use of a flat roof.

Amended Plans

The original application sought consent for “erection of front and rear roof dormers to create additional living accommodation”. However, concern was raised within the proposed front extension as there is not a precedent of front dormers in the streetscene for this house type. As such, the front dormer would appear visually incongruous in the streetscene and be out of character with the style of development and built form in the immediate area. The rear dormer was also considered extremely large and bulky.

The front dormer was omitted from the amended scheme with the agent confirming they wished to amend the description of development. The size of the rear dormer was reduced.

A neighbour re-notification period was undertaken and the assessment within the report is based on the revised scheme.

Planning History

086833/FH/2008/N1-Erection of single storey rear extension to form additional living accommodation.
Approved 28 August 2008.

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 – 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

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.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

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.

ISSUES

Principle of Development

The submitted development application is for the erection of rear roof dormer and insertion of roof lights within front roof plane of host property to create additional living accommodation; with associated elevational alterations. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

It is noted the proposal would create an additional 4 bedrooms and a bathroom, providing 8 bedrooms in total throughout the property. To ensure the property continues to be used under a Class C3a use, a condition would be placed on any approval granted ensuring the property does not get used as an HMO in the future.

Rear roof dormer:
As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side. The rear roof dormer would face onto the gable end of the neighbour to the south- Willow Grange and would look into windows within the side elevation of the neighbouring property. However, it is noted a similar view into the neighbour's windows already exist from the applicant property's first floor rear windows. As such, the additional harm caused by the two windows to be inserted in the rear elevation of the dormer would be minimal.

The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. The rear dormer has been reduced in size during the course of the application. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental or overpowering feature to the property or when visible along Crumpsall Lane or Hermitage Road.

Roof lights within front roof plane:
The insertion of the roof lights to the proposed 2nd floor would allow natural light into the proposed bedrooms no.7 and 8. This element of the proposal would not give rise to any adverse amenity implications to the surrounding properties.

Elevational alterations:
A window within the side elevation of the host property would be inserted in the 2nd floor, creating a bathroom window in connection with the rear roof dormer. To protect the privacy of the applicant, the window would be conditioned to be obscure glazed and top opening only. In addition, a further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Rear roof dormer:
The rear dormer respects the shape of the existing property and is considered acceptable. The dormer would be similar to others in the immediate area. By reducing the bulk of the dormer, the dormer would be viewed as a proportionate feature and would not be considered overbearing given the structures visibility from the streets of both Crumpsall Lane and Hermitage Road. Plans note the dormer material to be used would match that of the host property, except the use of the flat roof. This is considered appropriate to ensure the dormer is in keeping with the materials of the host property, especially given the dormer's prominent position in the streetscene. Further, a similar dormer could be achieved through the route of Permitted Development.

Roof lights within front roof plane:
The roof lights are considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Elevational alterations:
The insertion of the windows within the side elevation of the host property is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Car parking provision would be unaffected by the proposal.

Bin Storage

Bin storage would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The proposed scheme overcomes the issues raised, offering a scheme more sympathetic to the character of the local area.

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

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 and a revised scheme overcoming concerns was received. Appropriate conditions have been attached to the approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 24 July 2023.
-Drawing- Proposed- Floor Plans, numbered 04 REV A, stamped as received by the City Council as Local Planning Authority on 2 October 2023.
-Drawing- Proposed- Side Elevation, numbered 06 REV A, stamped as received by the City Council as Local Planning Authority on 2 October 2023.
-Drawing- Proposed- Elevations, numbered 05 REV B, stamped as received by the City Council as Local Planning Authority on 4 October 2023.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the 2nd floor bathroom window as shown on the approved ‘Drawing- Proposed- Elevations, numbered 05 REV B’, stamped as received by the City Council as Local Planning Authority on 4 October 2023, 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.

The window shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

For the avoidance of doubt, the vertical tiles for the dormer walls shall match those of the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Willow Grange , Hermitage Road, Manchester, M8 5SP
52 Crumpsall Lane, Manchester, M8 5SG
75 Crumpsall Lane, Manchester, M8 5SR
73 Crumpsall Lane, Manchester, M8 5SR
1 Ansleigh Avenue, Manchester, M8 5SU
56 Crumpsall Lane, Manchester, M8 5SG
71 Crumpsall Lane, Manchester, M8 5SR
Westwood Nursing Home, 69 Crumpsall Lane, Manchester, M8 5SR
54 Crumpsall Lane, Manchester, M8 5SG
60 Crumpsall Lane, Manchester, M8 5SG
62 Crumpsall Lane, Manchester, M8 5SG

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA