



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137787/FH/2023

Date registered valid: 16 August 2023

Proposal: Erection of a first floor side and rear extension; erection of extensions to roof, including raising the roof height with associated dormer to the side and erection of gables features to the front and rear elevations

Address: 95 Springbridge Road, Manchester, M16 8PU

Ward(s): Whalley Range Ward

Applicant: Mr. Basharat Hussain

Agent (if any): Mr. Niamat Ali, NA Design

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

Recommendation: Refuse

Date of recommendation: 14/09/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23/08/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 August 2023 Expired: 11 September 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

The proposal relates to a detached dwellinghouse on Springbridge Road. The property features existing rear extensions and a conservatory. The property features hardstanding to the front, for off street parking and landscaping to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



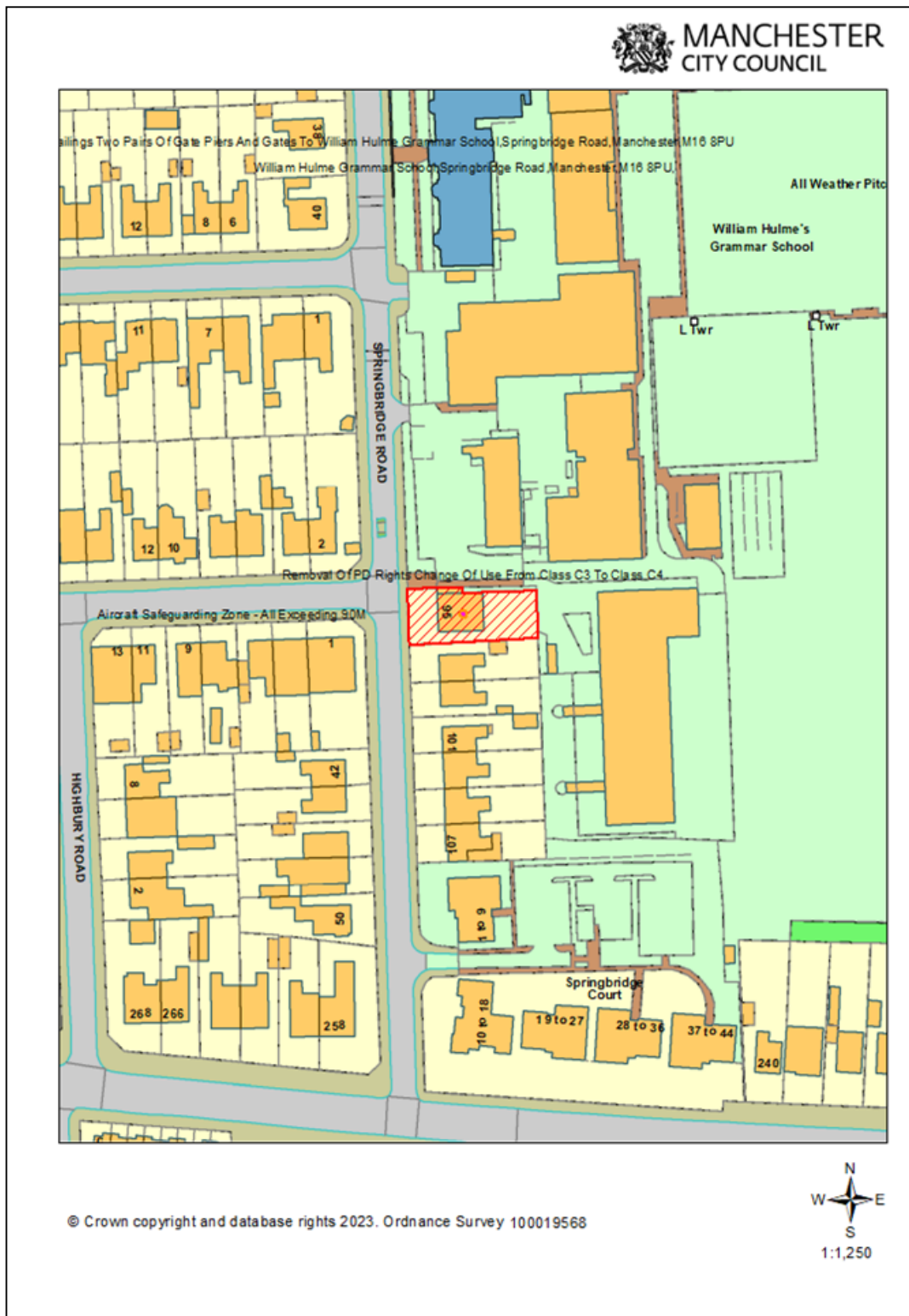
Figure 1. Street scene



Figure 2. Rear elevation

Description of area

The property is in a mostly residential part of the Whalley Range ward of Manchester. Directly adjacent to the property is William Hulme Grammar School and associated grounds.



Description of development

The applicant proposes the erection of a first-floor side and rear extension; erection of extensions to roof, including raising the roof height with associated dormer to the side.

First-floor side and rear extension

The proposal adds a further extension to the rear of the property by proposing a first-floor side and rear extension on the footprint of the existing ground floor.

The proposed extension project 2500mm from the existing side elevation and 4600mm from the existing first floor elevation.

Erection of extensions to roof, including raising the roof height with associated dormer to the side and erection of gables features to the front and rear elevations.

The proposal extends the roof height from 2450mm to 2770mm, creating a new roof line to the property.

The proposal increases the height of the existing gable front to insert a new window.

A new gable side dormer is proposed to house a new stair well.

To the rear the proposal created a dual gable end to the roof with windows.

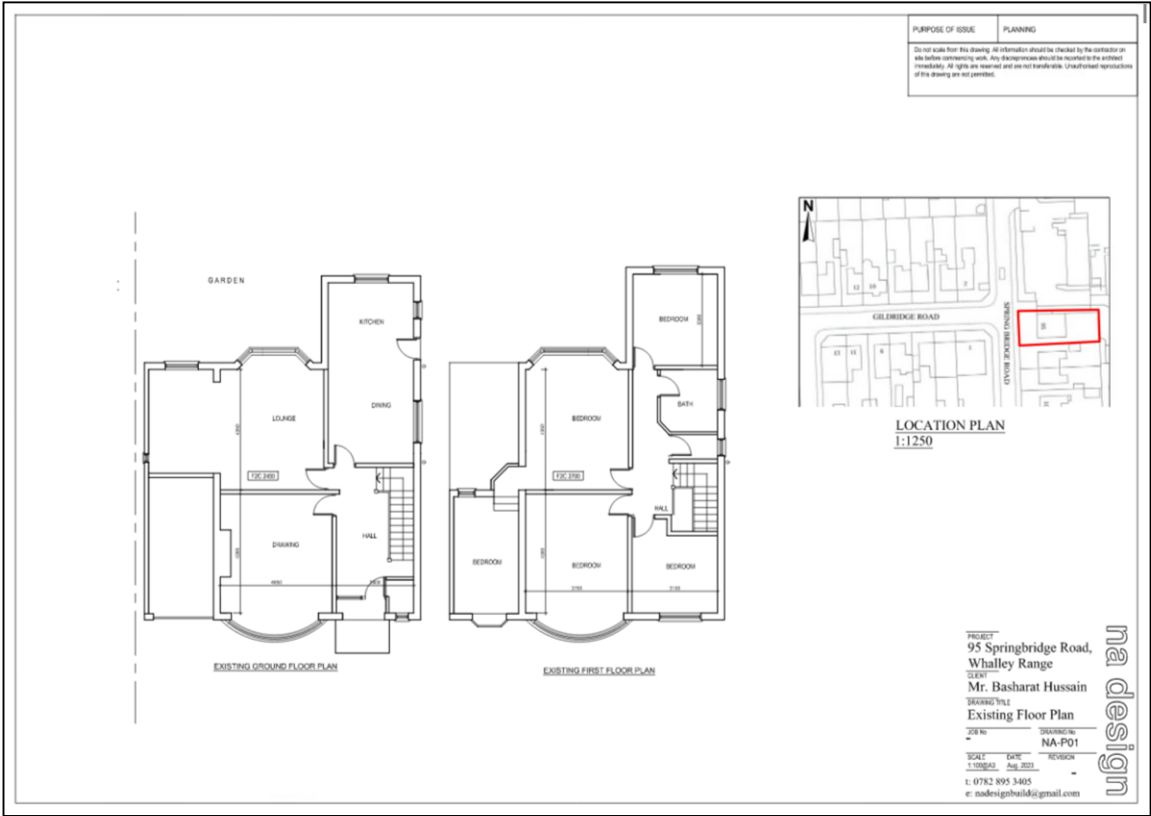


Figure 3. Existing floor plans

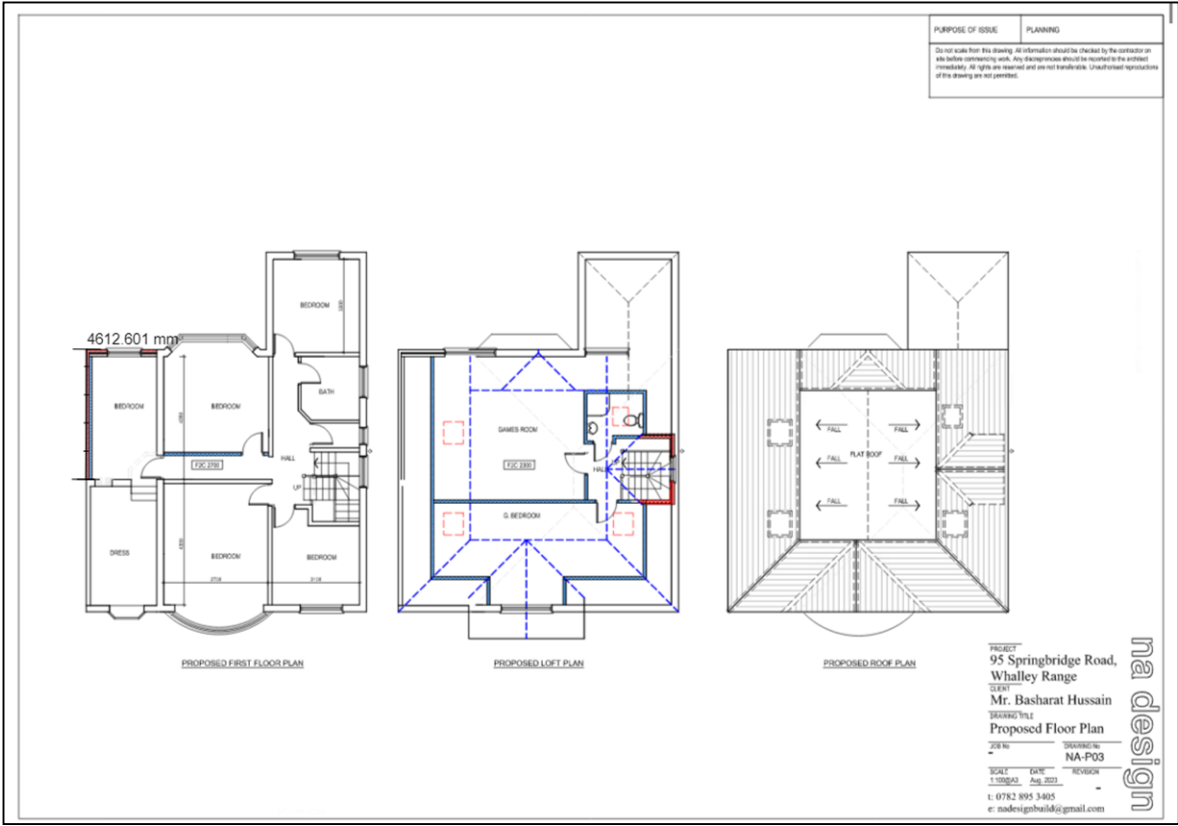


Figure 4. Proposed floor plans



Figure 5, Existing Elevations



Figure 6. Proposed elevations

Planning History

110273/FH/2015/S1

Description: Erection of dormer to both sides and rear to form additional living accommodation

Decision: Refused 10/12/2015

Consultations & Notification Responses

Consultations

No consultees were consulted on this proposal.

Notifications

Local Residents

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

1no local resident objected to the proposed development raising the following issues.

- Unsightly massing and height including the side dormer.
- Effect on light into neighbouring properties.
- Privacy concerns and overlooking into neighbouring properties.
- Design not in keeping with local area.
- Concerns on proximity and overlooking into adjacent school.

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 - Residential Extensions
 - DC26 - 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 unacceptable as it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to oppose 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

The applicant is seeking the erection of a first-floor side and rear extension; erection of extensions to roof, including raising the roof height with associated dormer to the side and erection of gables features to the front and rear elevations.

The scale, form and massing of the proposed extension including a raise to the roof height would create an overly dominant and visually intrusive feature with the street scene.

The design and scale of the proposed development would be out of character for the original property.

Overall, it is considered that the proposed development does not have appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in opposition 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 is visible from the street scene and owing to its scale and massing would have a negative effect on the character of the area.

On balance, the proposal is considered overbearing in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal cannot be accommodated at the application property and is considered that the proposal would interfere with the existing characteristics of the area.

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

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

The proposal has several windows on the rear elevation facing into the William Hulme Grammar School buildings. Although we are mindful that similar overlooking could be provided from a permitted development dormer to any of the properties to the eastern side of Springbridge Road.

The proposal adds a side dormer with window which would create an overlooking effect to neighbouring properties, notably 97 Springbridge Road, although this could be overcome by an obscure glazing condition.

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

The proposal in of itself has a negligible effect on local noise levels.

The proposal has no effect on road safety and traffic generation.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

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

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property reducing the amenity of external space and creating an imbalance between the size of internal accommodation compared to external amenity space on the plot.

The proposal is therefore in opposition 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.

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 proposal does not sit within a Conservation Area or near a designated heritage asset.

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.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

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

SP 1 - Spatial Principles

This 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 oppose 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'.

This proposal is considered to oppose 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.

The proposal does not sit in a flood risk area.

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

This policy sets 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.

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

Extant Unitary Development Plan (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

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

This proposal is considered to oppose the principles of this policy.

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.

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 oppose 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)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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 unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties and the character and appearance of the surrounding street scene. For the above reasons, the proposal will have a detrimental impact and therefore is in opposition with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Refuse

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant and consultees but were unable to reach a satisfactory conclusion.

Reasons for recommendation to refuse

1. Scale and massing

Due to its design, scale and massing, the proposal would result in an overly dominant and visually obtrusive feature within the street scene, to the detriment of the general character of the property and the visual amenity of the area within which it is situated. The proposal is therefore contrary to Policies DM 1, SP 1, and EN 1 of the Core Strategy, Policy DC1 of the Extant UDP and guidance within the National Planning Policy Framework.

2. Overbearing impact

Due to its design, scale and massing, and extension to the side of the roof including side dormer, the proposal would have an overbearing impact on the adjacent property to the detriment of the residential amenity of the occupiers. The proposal is therefore contrary to Policies DM 1, SP 1, and EN 1 of the Core Strategy, Policy DC1 of the Extant UDP and guidance within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

1 Gildridge Road, Manchester, M16 8PS

William Hulmes Grammar School Academy, Springbridge Road, Manchester, M16 8PR

97 Springbridge Road, Manchester, M16 8PU

2 Gildridge Road, Manchester, M16 8PS

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