

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136784/FH/2023

Date registered valid: 20 April 2023

Proposal: Hip to gable roof extension and installation of rear roof dormer with associated external alterations to provide additional living accommodation.

Address: 23 Ferndene Road, Manchester, M20 4TN

Ward(s): Didsbury East Ward

Applicant: Mr + Mrs Hurwitz

Agent (if any): Mr W Lau WHYL Architecture

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 May 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 April 2023 Expired: 16 May 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 and cream render with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a brick driveway, a single storey rear outrigger and extension and a spacious rear garden.



Figure 1. Principal elevation of No.23 Ferndene Road.



Figure 2. Rear view of property.



Figure 3. Boundary shared with adjoining semi.



Figure 4. Rear garden of property.

Description of area

Ferndene Road is a residential street situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Wilmslow Road (B5093), and the Christie Hospital. The area is primarily residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to outdoor green / amenity spaces.

Description of development

The applicant is seeking permission for the installation of a hip-to-gable roof conversion together with a rear dormer with associated external alterations to provide additional living accommodation.

Planning History

No previous planning history.

Consultations & Notification Responses

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

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

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 installing a hip-to-gable roof conversion together with a rear dormer extension in order to provide additional space 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. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the hip-to-gable roof conversion would be situated at the southeast edge of the roof, measuring to 9.478m in length / depth, 4.71m in width and 3.288m in height, which would be subservient to the existing roof of the dwellinghouse as well as being similar in appearance to other hip-to-gable roof conversions in this locale, namely those present at No.27, No.30, No.36, No.38 and No.54 Ferndene Road. The dormer would be situated at the rear of the property, set 0.261m below the ridge and 0.4m above the eaves. It would not occupy the full width of the roof, leaving a gap of 0.127m to the boundary shared with No.21 Ferndene Road and a gap of 0.28m to the proposed gable end. Its proposed dimensions would be as follows: 4.165m in length / depth, 5.905m in width and 2.918m in height with a flat roof with a resulting volume of 35.88 cubic metres.

The siting, scale and massing of the proposal is considered acceptable as the proposed developments are in line with the dimensions of those that could be erected under permitted development regulations. The proposal is not considered to result in ‘excessively large or bulky’

The figure displays four architectural drawings of a building, likely a residential or institutional structure, showing the layout of rooms and structural elements.

- Ground Floor Plan (1:50):** Shows a large central hall with a staircase, a kitchen, a dining area, a living area, and a bathroom. The plan includes dimensions and room labels.
- First Floor Plan (1:50):** Shows a large central hall with a staircase, a kitchen, a dining area, a living area, and a bathroom. The plan includes dimensions and room labels.
- Second Floor Plan (1:50):** Shows a large central hall with a staircase, a kitchen, a dining area, a living area, and a bathroom. The plan includes dimensions and room labels.
- Roof Plan (1:50):** Shows the layout of the roof, including the position of the chimney and the roof structure. The plan includes dimensions and room labels.

The drawings are presented in a standard architectural format, with the title block located in the bottom right corner. The title block contains the following information:

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Project Address		1:50	
Project Description		1:50	
Project Status		1:50	
Project Date		1:50	
Project Location		1:50	
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Front (South) Elevation
1:50

Side (West) Elevation
1:50

Rear (North) Elevation
1:50

Side (East) Elevation
1:50

Scale bar: 0m 1m 2m

Figure 6. Submitted proposed elevations.

Appearance and visual amenity – the hip-to-gable roof conversion would be faced with render and roof tiles to match the existing. Its side elevation, facing No.25 Ferndene Road, would feature one window, which has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

The rear dormer would be clad in red hanging tiles so as to provide a blended appearance with the roof tiles currently in place at the property. Its side elevations would be blank, whilst its rear elevation would feature two windows.

The proposed developments are considered to be relatively standard in terms of their scale and design and would be in-keeping with other residential extensions present in the area. Both of the developments would utilise materials that would be either in-keeping or subservient to those already present at the property. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – the hip-to-gable roof conversion and rear dormer should not cause issues associated with loss of sunlight, daylight, or privacy. The window situated on the side elevation of the gable roof has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. Moreover, the rear dormer's blank side elevations should also ensure that the privacy of neighbours is not compromised. Lastly, due to their siting on the roof of the property, these alterations should not cause a significant loss of sunlight or daylight as a result of their positioning.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity which accords 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.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage 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 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.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 Plans', numbered '23FR - 120 REV B', stamped as received by the City Council as Local Planning Authority on 20th April 2023.

-'Proposed Elevations', numbered '23FR - 125 REV B', stamped as received by the City Council as Local Planning Authority on 20th April 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 development 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 developed is not adversely affected by the materials to be used in the construction of the developments, 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.

4) Before first occupation, the proposed window, situated on the side elevation of the proposed hip-to-gable roof conversion facing No.25 Ferndene 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.

Appendix 1 – List of consultees & neighbours notified

3 Parkville Road, Manchester, M20 4TX
1 Parkville Road, Manchester, M20 4TX
5 Parkville Road, Manchester, M20 4TX
54 Ferndene Road, Manchester, M20 4TT
50 Ferndene Road, Manchester, M20 4TT
27 Ferndene Road, Manchester, M20 4TN
52 Ferndene Road, Manchester, M20 4TT
25 Ferndene Road, Manchester, M20 4TN
21 Ferndene Road, Manchester, M20 4TN

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA