

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136115/FH/2023
Date registered valid: 31 January 2023
Proposal: Erection of a single storey rear extension; erection of a hip to gable roof extension with associated rear dormer
Address: 53 Broadhill Road, Manchester, M19 1AR
Ward(s): Burnage Ward

Applicant: Mr Mohammed Riaz Akhtar
Agent (if any): Mr Saghir Hussain Create It Studio Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 February 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 February 2023 Expired: 9 March 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 semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows (including a two-storey bay at the front and side), a front porch, single storey side extension, substantial single storey rear extension, detached rear garage and modest front garden.



Figure 1. Principal elevation of No.53 Broadhill Road.

Description of area

Broadhill Road is a residential street situated within the Burnage ward of Manchester, close to Burnage Sure Start Children's Centre, Green End Primary School and Kingsway (A34).

Description of development

The applicant is seeking permission for the erection of a single-storey rear extension and a hip-to-gable roof conversion with an associated rear dormer.

Planning History

098314/FH/2012/S2 - Erection of single storey side extension to form additional living accommodation and erection of detached garage at rear of site

100334/FH/2012/S2 - Erection of a 2.7 metre high boundary wall with timber panels reducing to 1.275 metre on the corner of Bournlea Avenue and Broadhill Road and a 1.5 metre high boundary wall and railings

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

Principle – the principle of erecting a single storey rear extension, hip-to-gable roof conversion and rear dormer in order to provide additional space for a family dwellinghouse is acceptable given that many individuals prefer to extend or alter their homes to accommodate changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance and visual amenity, residential amenity, and effect upon waste management and parking.

Siting, scale and massing – the single storey extension would be sited at the rear of the property, acting as an infill between the existing single storey extension and the boundary shared with No.55. It would project 2m rearwards from the host dwellinghouse and would have a width of 3.85m and flat roof height of 2.928m. It would be sited along the boundary shared with No.55 with no gap maintained. The maximum rearward projection of 2m does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) with the proposal therefore being considered acceptable.



Figure 2. Rear view of the property.

The proposal also includes a hip-to-gable roof conversion with an associated rear dormer. The roof conversion would be situated at the northwest edge of the roof with a maximum height of 3.025m, width of 4.486m and depth of 9.144m, which would be subservient to the current dimensions of the roof as well as being similar in appearance to other hip-to-gable roof conversions in this locale, namely those present at No.65 and No.77. The dormer would be situated at the rear of the property, set at the same height as the current ridge. It would be set back 0.476m from the eaves and would be set 0.358m inwards from the property's northwest edge and 0.3m from the party wall. Its dimensions would be as follows: 4.352m in length / depth, 6.059m in width and 2.701m in height. Overall, the dimensions of these alterations are not considered to result in 'excessively large or bulky' additions to the property, with the proposal being deemed as acceptable in accordance with policy DC1 of the UDP.



Figure 3. Rear view of the roof of the property.

Appearance and visual amenity – the proposed developments would be built of materials that would be in-keeping with those already present at the property including red facing brickwork, white uPVC windows, white uPVC doors and red roof tiles to match the existing. The rear extension would feature blank side elevations and a set of sliding doors along its rear elevation. The rear dormer would be clad in hanging tile so as to provide a blended appearance with the

roof tiles currently in place at the property. The side elevations of the dormer would be blank whilst the rear elevation would feature two white uPVC windows.

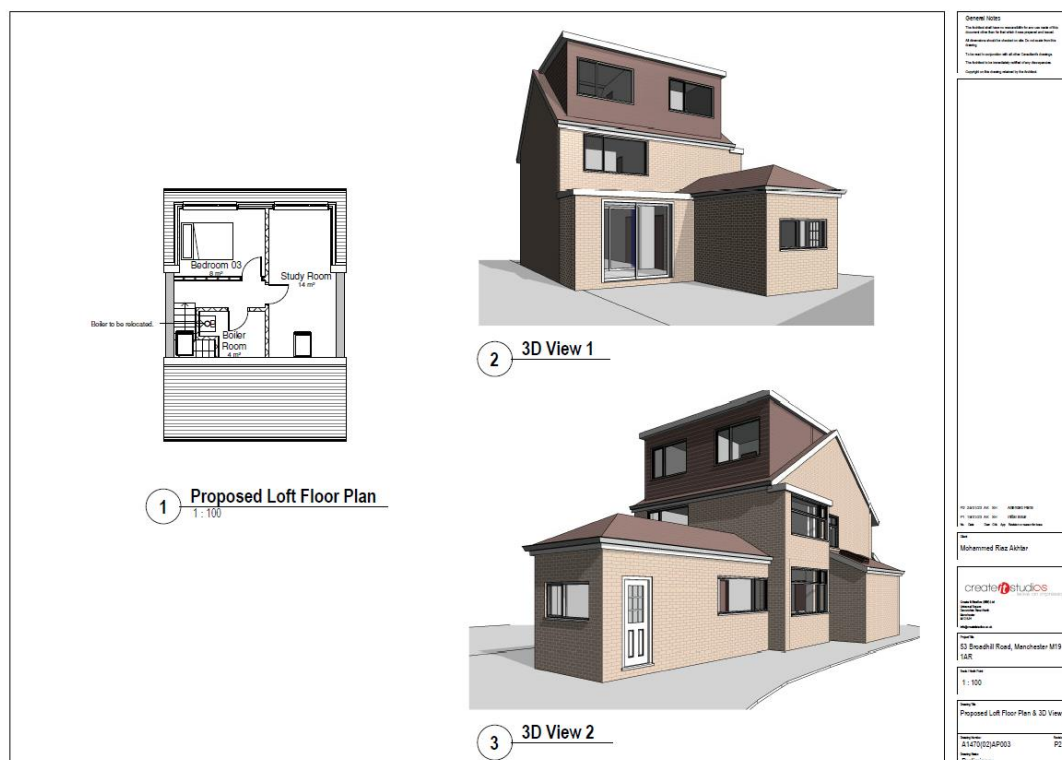


Figure 4. 3D views of the proposed developments, as submitted by the applicant's agent.

The proposed developments are relatively standard in terms of their design and appearance and would be in-keeping with the overall precedent for residential extensions in this area. Indeed, most of the properties in this locale feature a rear extension in some form, whilst No.65 and No.77 both feature hip-to-gable roof extensions and dormers similar to the one included in this application. The proposed developments would also be sited at the rear of the property and, though the rear dormer and hip-to-gable roof conversion would be slightly more visible due to the property's siting on a corner plot, they should not feature prominently within the street scene and should not introduce a visually incongruous development to the area. Hence, the overall character of the property and its local area should not be significantly harmed by these works.

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

Residential amenity – given that the rear extension would feature a flat roof with a maximum height of 2.928m in conjunction with it acting as a relatively minor infill between the existing rear extension and the boundary shared with No.55, the proposed development should not cause an undue loss of light for neighbouring residents. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupants is not compromised.

Similarly, the hip-to-gable roof conversion with its associated dormer should also avoid causing issues associated with loss of light and privacy. This is due to them having blank side elevations and their siting on the roof of the property, which arguably mitigates the potential for overshadowing and overlooking caused as a result of the developments.

The proposed developments are therefore considered acceptable in terms of their minimal effect upon residential amenity as they accord with Core Strategy policies DM1 and SP1 as well as saved policy DC1 of the UDP.

Waste – the storage of bins would be unaffected by this proposal as adequate space and access to the rear would be retained. The bins could therefore be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

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 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 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 drawings labelled:

- 'Proposed Floor Plans', numbered 'A1470(02)AP002 P3', stamped as received by the City Council as Local Planning Authority on the 31st January 2023.

-'Proposed Loft Floor Plan & 3D Views', numbered 'A1470(02)AP003 P2', stamped as received by the City Council as Local Planning Authority on the 31st January 2023.
-'Proposed Elevations', numbered 'A1470(02)AP004 P2', stamped as received by the City Council as Local Planning Authority on the 31st January 2023.
-'Proposed Site Plan', numbered 'A1470(02)AP001 P2', stamped as received by the City Council as Local Planning Authority on the 31st January 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 submitted 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

39 Bournelea Avenue, Manchester, M19 1AE
51 Broadhill Road, Manchester, M19 1AQ
49 Broadhill Road, Manchester, M19 1AQ
South Learning Centre, 60 Broadhill Road, Manchester, M19 1AG
58 Broadhill Road, Manchester, M19 1AG
37 Bournelea Avenue, Manchester, M19 1AE
55 Broadhill Road, Manchester, M19 1AR
56 Broadhill Road, Manchester, M19 1AG

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