

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135626/FH/2022

Date registered valid: 30 November 2022

Proposal: Erection of a single storey side extension and elevational alterations to existing rear extension; erection of a hip to gable roof extension with associated rear dormer extension; elevational alterations to front porch

Address: 16 Moorland Road, Manchester, M20 6BD

Ward(s): Didsbury East Ward

Applicant: Mr And Mrs Graham, 16 Moorland Road, Manchester, M20 6BD

Agent (if any): Mr Steven Mellor, Willam McCall,th The Old Post Room, 34 Chew Vally Road, Saddleworth, OL3 7DA

Case officer: Holly Wright
Tel: 0161 219 6381
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Recommendation: Approve

Date of recommendation: 20 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06/01/2023

Standard consultations: Printed: 14 December 2022 Expired: 4 January 2023

Neighbour notifications: Printed: 14 December 2022 Expired: 4 January 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 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay, an internal front porch, a driveway, an existing rear extension and a spacious rear garden. Solar panels are also present on the rear-facing portion of the roof of the main dwellinghouse and existing extension.



Figure 1. Photograph of the principal elevation of No.16 Moorland Road.

Description of area

Moorland Road is a residential street situated within the Didsbury East ward of Manchester, close to Wilmslow Road (B5095), Didsbury Village Metrolink tram stop and Beaver Road Primary School. The area predominantly consists of semi-detached and terraced residential properties, though the property is also in close proximity to one of Didsbury's main high streets.

Description of development

The applicant is seeking permission for the erection of a single storey side extension and elevational alterations to the existing rear extension, erection of a hip to gable roof extension with associated rear dormer extension and erection of a front porch (initially detailed as elevational alterations to front porch).

Planning History

099869/FO/2012/S2 - Retrospective Application for change of use from single dwelling house (Class C3) to 5 bed house in multiple occupation (Class C4) – **Application Refused**

119223/FH/2018 - Erection of a 2-storey extension to the side, erection of a part single/part two storey extension at the rear and conversion of loft involving the erection of a rear dormer and hip to gable extension – **Application Invalid**

131113/FH/2021 – Erection of a single-storey side and rear extension, conversion of roof from hipped to gable roof and installation of rear dormer, installation of three rooflights to front and elevational alterations to front porch – **Application Approved**

Consultations & Notification Responses

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

Moorland Road Scheme – 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

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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 building a single storey side extension, hip to gable roof conversion, rear dormer extension and front porch in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the rear of the property, adjoining the existing rear extension. It would have a maximum length of 4.3m, with its rear elevation being flush with that of the existing rear extension. It would project 1.575m sideways from the existing rear extension and would have a maximum mono-pitch roof height of 4.026m. It would be sited 0.775m from the boundary shared with No.18, which also has a (larger) rear extension situated very close to the shared boundary. The rearward projection (from the original rear elevation of the property) of 3.985m exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m) but is considered acceptable under the General Permitted Development rules which allow single storey rear extensions up to 6m through a prior approval process and in the absence of objections, as in this case. Thus, having reviewed the dimensions of the proposed side/rear extension and having noted the 0.775m gap to the shared boundary, the siting, scale and massing of the proposal is considered acceptable under the General Permitted Development rules.



Figure 2. Photograph of the rear elevation of the property, depicting the existing rear extension.

The front porch extension would create a new entrance at the property. It would project 0.675m from the current principal elevation, with a width of 3.179m and a hipped roof height of 3.06m. The proposal would infill the current gap between the ground floor bay window and the shared boundary with No.14 and would be single storey with a northeast orientation. Therefore, despite extending up to the shared boundary, the proposal should not result in significant overshadowing or be overbearing for neighbouring residents. Overall, it is considered that the dimensions detailed above would not result in an 'excessively large or bulky' addition to the property. It is therefore considered acceptable as it accords with policy DC1 of the UDP.

The proposal also includes a hip-to-gable roof conversion with a rear dormer extension. The roof conversion would be situated at the southeast edge of the roof with a maximum height of 3.662m and a width of 4.17m, 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 the locale, namely those present at No.18, No.20, No.22 and No.10. The dormer would be situated at the rear of the property, set just below the ridge and just above the eaves and would not occupy the full width of the roof, much like the dormers present at No.18 and No.20. Its dimensions would be as follows: 2.685m in height, 6.121m in width and 2.887m in depth/. Overall, the dimensions of these alterations are not considered to result in an 'excessively large or bulky addition' to the property with the proposal being deemed as acceptable due to it according with policy DC1 of the UDP.

Appearance and visual amenity – The side/rear extension would be built of brickwork, concrete roof tiles and uPVC windows to match the existing. The side elevation would be blank, whilst the rear elevation would feature one window. The northeast/principal elevation would also feature one window and the roof would feature two rooflights.

The front porch would also be built of brickwork, concrete roof tiles and uPVC windows to match the existing. The side elevation would feature one window, whilst the principal elevation would feature a further two windows and a uPVC door.

The hip-to-gable roof conversion would also be built of brickwork, concrete roof tiles and uPVC windows to match the existing. The side elevation would feature one window, which is required to be obscurely glazed so as to protect the privacy of neighbouring residents at No.18.

The rear dormer would be clad in hanging tile so as to provide a blended appearance with the concrete tiles currently in place at the property. The side elevations of the dormer would be blank, whilst the rear elevation would feature two uPVC windows which would match those already present at the property.

The proposed side/rear extension, porch extension, hip-to-gable roof conversion and rear dormer extension are relatively standard in design and would be in-keeping with other residential extensions in the area. All of the proposed developments would utilise materials that would be either in-keeping or subservient to those already present at the property. Moreover, the side/rear extension and the dormer extension would both be sited at the rear of the property and, therefore, would not feature prominently within the street scene. Hence, the overall character of the house and local area should not be significantly harmed by these works.

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

Residential amenity – Given the maximum roof height of 4.026m in addition to the small-scale nature and south-westerly orientation of the side/rear extension, the proposal should not cause undue loss of sunlight or daylight for neighbouring residents. Moreover, the blank side elevations of the extension should ensure that the privacy of neighbouring residents should not be compromised.

Similarly, given the maximum roof height of 3.06m and the north-easterly orientation of the front porch, this development should also not cause undue loss of sunlight or daylight for neighbouring residents. Additionally, despite extending up to the shared boundary with No.14 and the presence of a window on the side elevation, the privacy of neighbouring residents should not be significantly impacted due to the front porch extension being a single storey addition.

The hip-to-gable roof conversion and rear dormer should also not cause issues associated with loss of sunlight, daylight, or privacy. The window situated on the side elevation of the gable roof will be obscurely glazed so as to protect the privacy of neighbouring residents. Moreover, the rear dormer's blank side elevations will also ensure that the privacy of neighbours is not compromised. Lastly, these alterations, sited on the roof of the property, should not cause a significant loss of sunlight or daylight for neighbouring occupants due to the nature of their positioning.

The proposed development(s) are therefore acceptable in regard to their minimal effect upon residential amenities as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – The storage of bins would not be affected by this proposal as adequate space and access to the rear (an external alleyway/footway measuring to 0.775m in width) is retained, therefore the bins could 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 principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with General Permitted Development rules as well as 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 revised drawing labelled '11/22/145', stamped as received by the City Council as Local Planning Authority on the 5th 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.

4) The proposed window, situated on the side elevation of the proposed hip-to-gable roof conversion facing No.18 Moorland 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

The Moorland Road Scheme

18 Moorland Road, Manchester, M20 6BD
14 Moorland Road, Manchester, M20 6BD
37 Moorland Road, Manchester, M20 6BB
33 Moorland Road, Manchester, M20 6BB
Flat 18, 30 Beaver Road, Manchester, M20 6SX
Flat 17, 30 Beaver Road, Manchester, M20 6SX
35 Moorland Road, Manchester, M20 6BB

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