

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133014/FH/2022
Date registered valid: 22 February 2022
Proposal: Extension of existing first floor dormers to front and rear including raise in ridge height
Address: 71 Tottenham Drive, Manchester, M23 9WH
Ward(s): Brooklands Ward

Applicant: Mr Mabbott, 71 Tottenham Drive, Manchester, M23 9WH
Agent (if any): Mr John Edmondson, Edmondson Design Limited, 963 Stockport Road, Manchester, M19 3NP
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 19 April 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 March 2022 Expired: 22 March 2022

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 application site is a 1960's dormer semi-detached situated in the south-eastern corner of Tottenham Drive in the Brooklands ward.

The corner property has a gable roof with original shed-type dormers at front and rear and set down off the main ridge.

There are also 2no. dual-pitched roof dormers at both front and rear which are on an extended section of the dwelling. The roof ridge on the extension is set down below the main ridge.

The property is constructed of red brick with stone effect cladding on the front elevation and red-brown concrete interlocking tiles to the roof. The 2no.dormer face and cheeks are clad in red hanging tiles.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is within an estate of similarly designed house types to the north and east, with 2-storey housing without dormers to the west and north.

The estate is located north of Shady Lane and south of the Altrincham to Stockport mainline railway line. Further east is the Roundthorn Industrial Estate which runs parallel to Southmoor Road.

Description of development

Extension of existing first floor dormers to front and rear including raise in ridge height.

The proposal is to extend the existing bedroom 3 in the property.

Consultations & Notification Responses

A total of 10no. neighbours were notified of the application. No comments were received.

Policy

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies DM1 and SP1

Principle

The application seeks extensions to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes. There are no objections to the principle of the development subject to acceptable impacts on residential and visual amenity.

Issues

Residential Amenity

The front and rear extensions will have an acceptable impact on residential amenity. The proposal makes only a modest increase in the depth of the front window and makes no alteration to the rear window. There is no increase in the number, position or size of windows any other windows which are retained in their current position.

The increase in the height of the dormers and main roof ridge would not entail the loss of any amenity given the position on the roof and due to the corner location.

As such, the proposal complies with saved UDP policy DC1 and Core Strategy policy DM1.

Visual Amenity

The proposal will have a positive impact on the appearance of the property by reversing and tidying the incongruous appearance of the 2no. dual-pitched roof dormers and lowered ridge on



the extension. As existing, this corner of the roof appears illegible and cluttered against the clean, simple and continuous rhythm of the roofs and dormers on this house type in the street

scene. This applies to the appearance of both the front and rear roof slopes, which have more visibility being on a corner of Tottenham Drive.

The extension takes the lowered ridge up by 1.32 metres to meet the original and squares it off to match the gable roof profile. Similarly, the front and rear roof dormers will be squared off to follow the continuous line of the original shed style which characterises this house type in this section of Tottenham Drive. This gives some additional head height and overall, adds 2.3 metres to the length of bedroom 3.

The materials are proposed to match the existing which is to be secured by condition 3 as set out below.

On the basis of the above, the proposal complies with saved UDP policy DC1 and with Core Strategy policy DM1.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 10no. neighbouring occupiers; no comments were received.

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 received on the 22nd of February 2022 or as stated:

Application Form

Location Plan Ref: 2210 EX 100

Existing & Proposed Plans and Elevations Ref: 2210 PL 200

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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.

Appendix 1 – List of consultees & neighbours notified

122 Tottenham Drive, Manchester, M23 9WZ
118 Tottenham Drive, Manchester, M23 9WZ
116 Tottenham Drive, Manchester, M23 9WZ
81 Tottenham Drive, Manchester, M23 9WH
120 Tottenham Drive, Manchester, M23 9WZ
114 Tottenham Drive, Manchester, M23 9WZ
79 Tottenham Drive, Manchester, M23 9WH
112 Tottenham Drive, Manchester, M23 9WZ
106 Tottenham Drive, Manchester, M23 9WZ
69 Tottenham Drive, Manchester, M23 9WH

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