

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133145/FH/2022

Date registered valid: 8 March 2022

Proposal: Erection of a single storey rear extension and installation of rear dormer to form additional living accommodation together with amended rear access to basement and formation of raised patio and steps.

Address: 94 Dudley Road, Manchester, M16 8BR

Ward(s): Whalley Range Ward

Applicant: Mr Paul Howarth, 94 Dudley Road, Manchester, M16 8BR

Agent (if any): Mrs Amy Axon, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received 5th May 2022

Standard consultations: Printed: 16 March 2022 Expired: 6 April 2022

Neighbour notifications: Printed: 16 March 2022 Expired: 6 April 2022

Site notice: Posted: 23 March 2022 Expired: 13 April 2022

Press advert: Published: 22 March 2022 Expired: 12 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two storey, semi-detached C3 dwellinghouse of red and common brick with a gable end roof, existing rear dormer and bay windows to the front and rear. The plot includes front and rear gardens, with a driveway and original stone piers.

Description of area

Dudley Road is a verdant, residential road within Whalley Range conservation area, characterised by red brick Victorian villas and large semi detached properties with gardens, many with original boundary treatment. The area benefits from its proximity to Alexandra Park and the commercial uses along Withington Road.

Description of development

The applicant is seeking permission to build a small single storey rear extension and rear box dormer to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, via letters and site notice – One query received and following the information being given, no objection was submitted. No other comments received.

Whalley Range Conservation Area Group – No comments received.

Whalley Range Forum – No comments 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
- Policy DC18 - Conservation Areas

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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

Issues

Principle – The principle of building a single storey rear extension and installing a rear box dormer to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity as well as upon the character of the conservation area.

Siting, scale and massing – The single storey extension would project 1.2m to the rear, to come in line with the existing bay window and small outrigger, with a width of 5.15m and a height of 3.7m. A wide set of steps would lead down from the high internal floor level, with a height of 0.64m. A privacy screen, in the form of a 3m length of timber fence, 2.4m in height, would run alongside these steps. The dormer would be sited within the original rear slope, replacing the existing smaller dormer. It would project 2.35m, with a width of 6.18m, a height of 2.35m and a resulting volume of approximately 17 cubic metres. The dormer would leave a gap to the eaves of 0.58m and be set in from the party wall and gable by 0.45m. Originally the dormer was proposed to be larger, but it was considered that the scale was not appropriate for the conservation area, therefore negotiations took place to reduce its massing. The volume of the dormer and depth of the rear extension accord with those stipulated within the general permitted development order and although the property is located within a conservation area and therefore does not benefit from class B, the siting, scale and massing of the revised proposal is deemed appropriate, pursuant to policies DC1, DC18, DM1 and SP1, particularly given the similar dormers at No.100 Dudley (129261/FH/2021), No.117 Dudley (114120/FH/2016) and No.41 Wood Road (119312/JO/2018).

Design and impact upon visual amenity and conservation area – The dormer face and cheeks and parts of the rear extension would be clad in zinc-appearance metal cladding, along with red brickwork to match the existing dwellinghouse and dark grey windows. Several other dormers within the conservation area already feature dark grey metal cladding, which complements the original roof slates. The design is slightly contemporary whilst remaining in-keeping with development in the area. Neither the dormer nor extension would not be readily

visible from the public highway and the streetscene of Dudley Road already features many extensions and additions. The proposal is considered to cause less than substantial harm to the Whalley Range Conservation Area and would not significantly alter the character of the house nor Dudley Road.

Residential amenity – Due to the scale and orientation of the proposal and the precedence in the area of similar works, it is not considered that the proposal would cause undue harm to residential amenity in terms of sunlight, overshadowing, overlooking and privacy, particularly given the windows proposed for the dormer are rear facing and in a similar location to the existing dormer window. In addition to this, no objections were received, therefore the revised proposal is considered acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal complies with policies DM1, SP1 and EN3 of the Core Strategy, saved policies DC1 and DC18 of the UDP and the NPPF. The application received no objections and is not thought to significantly harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers and are considered to cause less than substantial harm to Whalley Range Conservation Area and the visual amenity of the dwellinghouse. The proposed works are therefore deemed acceptable and may commence in accordance with the following conditions.

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

During the course of the application, any problems that have arisen required steps to be taken to resolve them. Officers have worked with the applicant/agent in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

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 drawing numbered '002', stamped as received by the City Council as Local Planning Authority on the 8th March 2022 and revised drawings '003 R5' and '101 R5' stamped as received by the City Council as Local Planning Authority on the 28th April 2022.

Reason - To ensure that 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 specified on the revised drawing '101 R50', including brickwork to match existing and zinc appearance metal cladding.

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

Whalley Range Conservation Area Group
Whalley Range Forum

95 Dudley Road, Manchester, M16 8BW
Flat At, Rowan Lodge, Carlton Road, Manchester, M16 8BE
97 Dudley Road, Manchester, M16 8BW
96 Dudley Road, Manchester, M16 8BR
92 Dudley Road, Manchester, M16 8BR
CARLTON SOCIAL AND BOWLING CLUB, Rowan Lodge, Carlton Road, Manchester, M16 8BE

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH