

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132739/FH/2022

Date registered valid: 21 January 2022

Proposal: Alteration of roof to form gable, installation of rear dormer and installation of rooflight to front roof to form additional living accommodation

Address: 23 Greenstead Avenue, Manchester, M8 0WR

Ward(s): Crumpsall Ward

Applicant: Akram Ullah 23 Greenstead Avenue, Manchester, M8 0WR

Agent (if any): Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 3 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 January 2022

Standard consultations:

Printed: 25 January 2022 Expired: 15 February 2022

Neighbour notifications

Printed: 25 January 2022 Expired: 15 February 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 23 Greenstead Avenue within the Crumpsall ward of north Manchester. It is a two storey, semi-detached, red brick property. At the time of the site visit, the property had a lean-to garage, and a front porch, a roof alteration to form a gable, a rear dormer and a rooflight to front roof which was under construction. The front of the property benefits from an enlarged driveway and the rear benefits from further amenity space.

Description of development

The submitted application seeks planning permission for the alteration of roof to form gable, installation of rear dormer and installation of rooflight to front roof to form additional living accommodation.

The scheme assessed through this application differs from the scheme viewed at the site during the site visit. The rear dormer would have approximate dimensions of Height: 2.49 x Length: 3.83 (at the longest point) x Width: 6.5 metres. The dormer window would be positioned centrally along the front roof plane, set above the eaves by 0.27 metres and would be set slightly below the ridge line of the main roof. The proposal would create an additional 2

bedrooms, a W/C and shower and snug. The dormer would involve the insertion of 2 Juliet doors and 2 windows.

1 roof skylight would be inserted in the primary roof plane and the roof would alter from a hip to gable roof.

Materials to be used across the proposal include tiles, brick, uPVC windows and doors with 2 Juliet balconies.

During the review of the application and having been on site, the proposal was under construction and so the application changed to a part-retrospective application. Whilst the front porch is not included in the application, the agent was informed of the development and would discuss this further with the applicant. The agent was told the application was not acceptable and sought to find an alternative design that would be acceptable which is assessed through this report. Any approval granted would involve monitoring from Enforcement to ensure the proposal approved is replicated on site.

Planning history

No planning history exists for the property.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Metrolink

Metrolink had no comments to make in respect of the application.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for alteration of roof to form gable, installation of rear dormer and installation of rooflight to front roof to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

Installation of rear dormer:

The dormer would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The rear of the property looks onto Metrolink land and the Metrolink line and as such the dormer would not create any privacy or overlooking implications to properties behind the applicant property. The proposal would not give rise to overshadowing or loss of light implications.

Although the dormer is considered large in its size, the ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane, it is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Installation of roof light:

This element of the proposal would be visible from the streetscene but would not give rise to any overlooking or privacy implications.

Due to the reasons stated above, the amended drawings pose no significant impacts in terms of residential or visual amenity. The amended drawings offer a more appropriate design in terms of scale and reduce the possibility of overlooking from windows within the side elevation of the dormer.

Design and Appearance

Alteration of roof to form gable:

Although the streetscene is characterised by hipped roofs, it is understood that hip to gable conversions could be achieved through the route of Permitted Development. The gables would be built to match the existing roof tiles at the property.

Installation of rear dormer:

The original scheme was considered unacceptable in terms of its design and appearance as the rear dormer was built more like an upwards extension than a dormer. It was not considered subservient in its design and didn't use the existing roof plane as the basis of the development. With the amended drawing, although large it respects the shape of the existing property and respects the relationship with the neighbouring property at the front and side. It is considered acceptable. The proposed dormer would be sited and designed to ensure that it is subservient

to the original dwellinghouse and is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP.

Installation of rooflight:

The design of the 1 roof light is considered acceptable since it could be achieved under the route of Permitted Development, is small in nature and does not protrude excessively.

In terms of the proposed materials for the scheme, it is intended to use materials to match, apart from the Juliet balconies. A materials condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car parking

Off street parking is provided at the property and would not be affected by the proposal.

Conclusion

Overall, the revised scheme does not create any significant impact in terms of visual or residential amenity. The design, position, and appearance are in keeping with the character of the property and local area. The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 21 January 2022.
- Drawing- Existing & Proposed- Plans and Elevations, numbered Drawing Pack, stamped as received by the City Council as Local Planning Authority on 5 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 Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on external surfaces hereby permitted shall be implemented in accordance with the approved details as set out in the application form specified in Condition 2 of this approval.

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

Transport For Greater Manchester
Metrolink

14 Greenstead Avenue, Manchester, M8 0NR
25 Greenstead Avenue, Manchester, M8 0WR
21 Greenstead Avenue, Manchester, M8 0WR
16 Greenstead Avenue, Manchester, M8 0NR

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1