

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132717/FH/2022

Date registered valid: 18 January 2022

Proposal: Erection of roof dormer to rear elevation and pitched roof dormer to side elevation to form additional living accommodation

Address: 240 Manley Road, Manchester, M21 0RD

Ward(s): Chorlton Ward

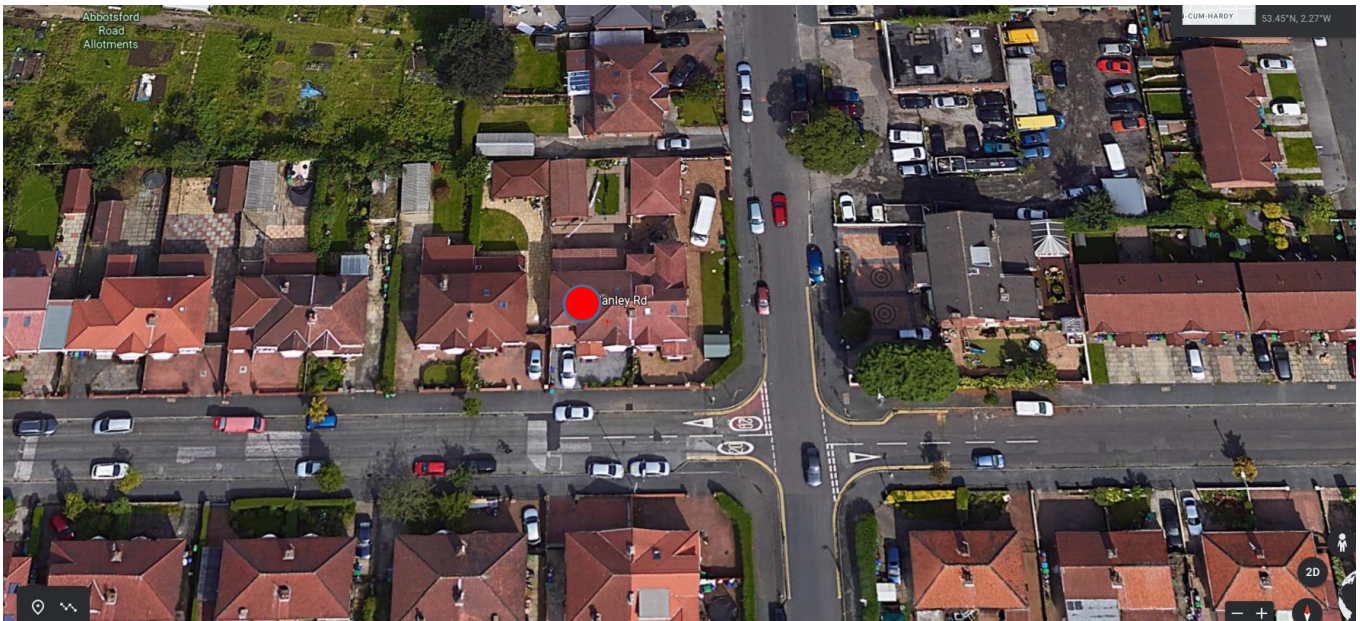
Applicant: Mr. Mohammed Rafiq, 240 Manley Road, Manchester, M21 0RD

Agent (if any): Mr. Niamat Ali, NA Design 47 Egerton Road South, Manchester, M21 0YW

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th March 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 February 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 24 January 2022 Expired: 14 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

The site relates to a two storey semi detached property located close to the junction of Manley Road and Egerton Road North. The site benefits from a part single part two storey side and single storey rear extension. A porch is to the front with front and rear gardens. A detached outbuilding is located to the rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of roof dormer to rear elevation and pitched roof dormer to side elevation to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are 5 previous planning applications relating to this site as follow:

084284/FH/2007/S1 - Application Refused - 22.10.2007 for the Erection of two storey side and single storey rear extension together with first floor balcony on the front elevation

085393/FH/2007/S1 - Application Approved - 04.02.2008 for the Erection of a two storey side extension and single storey rear extension to form additional living accommodation

096985/FH/2011/S1 - Finally Disposed Of - 06.11.2012 for the Erection of a single storey front extension of dwellinghouse

101039/FH/2012/S1 - Application Approved - 14.02.2013 for Part Retrospective erection of single-storey front porch

132610/LP/2021 - Application Withdrawn - 26.01.2022 - Certificate of Lawful Proposed Development for the installation of rear dormer to rear elevation and side dormer

Residential Amenity

The applicant proposes the installation of a roof dormer to rear elevation and pitched roof dormer to side elevation to form additional living accommodation.

The rear dormer window which would have a flat roof, would extend across the roof set down slightly from the ridge line of the original roof height and in from the side walls of the original

house. Two windows are proposed which would overlook the rear garden one of which is smaller and is to accommodate a bathroom. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

As part of the changes the applicant is also proposing the installation of a side dormer. The roof would be dual pitch with the installation of a window. Given its location, a condition has been attached for obscure glaze to ensure that there is no overlooking or loss of privacy to the adjacent property no. 242 Manley Road.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and is set back from the eaves. The dormers are considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The location of the dormers are to the side and rear and therefore the side would be visible from the public highway and feature within the street scene. However, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the dormers are considered can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed dormers are not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed dormers are satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would provide an acceptable addition to the property. In terms of the materials, these are set to match the existing as specified in the application form/plans. They are considered to be an acceptable choice given the design of the dormer. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 18th January 2022 numbered NA B02 Proposed Floor and Loft Plans

Received on 18th January 2022 numbered NA B03 Proposed Elevations

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 hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side dormer elevation 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

217 Manley Road, Manchester, M21 0RB
63 Egerton Road North, Manchester, M21 0RA
242 Manley Road, Manchester, M21 0RD
238 Manley Road, Manchester, M21 0RD
221 Manley Road, Manchester, M21 0RB
219 Manley Road, Manchester, M21 0RB

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH