

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133104/FH/2022
Date registered valid: 2 March 2022
Proposal: Hip to gable end conversion with installation of rear dormer to provide additional living accommodation
Address: 525 Altrincham Road, Manchester, M23 1DN
Ward(s): Baguley Ward

Applicant: Mr Richard Bancroft, 525 Altrincham Road, Manchester, M23 1DN
Agent (if any): Mr Anil Mistry, Bricks and Pieces Ltd, Suite 301, Broadstone Mill, Broadstone Road, Stockport, SK5 7DL
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 25 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: 10 March 2022 Expired: 31 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 red-brown brick end of terrace dwelling situated on the south side of Altrincham Road opposite Wythenshawe Park. There is a single storey side extension that wraps around the splayed western elevation, gardens at the front and rear with parking on the front paved garden area. The roof is hipped with a cross gable to the front and is covered in red clay tiles.

The property is set back off the highway by a grass verge, with a deeper verge running in front of the next pairs of semi's at Nos. 527-537. The front building line of these properties is set back 2.6 metres off the rear building line at the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is residential on the south side of Altrincham Road, with Wythenshawe Park to the north. The M56 motorway is a short distance to the east and Southmoor Road, supermarkets, school and access to Wythenshawe Hospital is 1Km to the west.

Description of development

Hip to gable end conversion with installation of rear dormer to provide additional living accommodation.

The conversion and dormer provides a bathroom and 2no. single bedrooms.

Consultations & Notification Responses

A total of 5no. properties were notified of the proposal as noted at the end of this report. No comments were received.

Issues

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF) (2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Additionally, the allowance for roof additions under Schedule 2, Part 1, Class B of the Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 is taken into consideration for comparison.

Residential Amenity

The hip to gable alteration supports the addition of a rear dormer which has 3no. windows on the rear elevation. The adjacent property to the west, No.527 is set back 2.6 metres off the rear elevation of the site and has a mansard roof with eaves level window at first floor on the eastern side elevation. The proximity and relationship of this window to those at first floor at the rear of the site is very close. However, the relationship is perpendicular so there is no direct overlooking.

The proposed dormer would sit above the level of this window, and the nearest proposed window is for a bathroom and so would be obscurely glazed. The other two windows are for bedrooms. The oblique angle and height of the new windows relative to the eaves window at 527 is adequate to prevent any intrusive overlooking or the perception of being overlooked.

There are no concerns that the proposal would result in any detrimental overshadowing or appear overbearing on the occupiers to either side.

In terms of the relationship to residents living at 13, 15 and 17 Stash Grove, a gap over 27.57 metres exists between the site and No.15 which is directly behind. This is in excess of the generally accepted 21 metre standard to avoid intrusive overlooking.

On the basis of the above, there are no concerns that the proposal will have any detrimental impacts on residential amenity as set out in saved UDP policy DC1.

Visual amenity

The hip to gable alteration will be most noticeable within the street scene where there are currently no dwellings with gable roofs. Although this is the first such alteration in the vicinity of the site and it will unbalance the appearance of the dwelling seen against No.527 and the rest of the terrace, it is a common alteration which could be repeated often in the street in future as permitted under Class B of the above legislation.

The extended roof gives an additional volume of 9.0m³ (Height 2.6 x Depth 6.7 x Width 3.1 / 6) with the ridge lined through with the existing.

The dormer gives an additional volume of 53.76m³ to the roof (Height 2.4 metres x Depth 3.2 metres x 7.0 Width). It is of a standard shed-type design that is no higher than the height of the existing roof. The proposal has been amended to set back the dormer 200mm off the eaves to give a clear sense of separation with the original rear elevation and is set in off both sides. The top of the dormer sits just below the original and extended ridge. Three windows on the rear face provide natural light and ventilation whilst also acting as a visual break against the mass of the dormer.

The materials are tiles, uPVC window frames and rainwater goods to match the existing.

The total volume increase of 62.76m³ is outside the allowance that is otherwise available to householders through Part B of the current Permitted Development regulations. However, in the context of the existing single storey rear extension, the proposal presents a reasonable amount of development on the rear elevation. It would have very limited views from within the street scene, a small section of the dormer being visible on approaching the site from the west along Altrincham Road where its impact is considered acceptable.

Based on the above, the proposal accords 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 appropriate conditions and for the reasons outlined in the delegated report. A total of 5no. neighbouring occupiers were notified of the proposal; no comments were received. The application has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 2nd of March 2021 or as stated:

Application form

Location Plan

Existing Plans and Elevations Ref: 0003-3-01 B

Proposed Plans and Elevations Ref: 0003-3-11 Rev C received on the 27 April 2022

Proposed Floor, Loft and Roof Plans Ref: 0003-3-10 Rev C received on the 27 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 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.

4) The rear-facing bathroom window in the dormer hereby approved as shown on plan references: 0003-3-10 Rev C and 0003-3-11 Rev C, shall be obscurely glazed to a specification of no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

15 Stash Grove, Manchester, M23 1BR
527 Altrincham Road, Manchester, M23 1DN
523 Altrincham Road, Manchester, M23 1DN
17 Stash Grove, Manchester, M23 1BR
13 Stash Grove, Manchester, M23 1BR

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 45M
Area Team Boundary - Name: SOUTH