

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133203/FH/2022

Date registered valid: 14 March 2022

Proposal: Hip to gable conversion with installation of rear dormer to provide additional living accommodation

Address: 2 Rudheath Avenue, Manchester, M20 1PE

Ward(s): Old Moat Ward

Applicant: Mr Azmat Hussain, 2 Rudheath Avenue, Manchester, M20 1PE

Agent (if any): Mr T Cousins, extend your home 7 Hyldavale Avenue, Gatley, Cheadle

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.05.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 March 2022 Expired: 12 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application sites relates to a 2 storey semi-detached dwelling with white render along the ground floor in the residential area of Old Moat in South Manchester. The property benefits from a large rectangular front garden and a splayed rear and side garden. Timber fencing constitutes the shared boundary treatment.

Description of development

The application seeks planning permission for hip to gable conversion with installation of a rear dormer to form additional living accommodation. The materials of the proposal will consist of the following:

Walls- Masonry brick finish dormer cladding grey anthracite

Roof- EPDM rubber roof finish

Windows- White upvc to match existing

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)

- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Issues

Principle

The principle of a hip to gable conversion with installation of a rear dormer, to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, Scale and Massing

The rear dormer will be sited along the rear elevation, providing an additional roof volume of approx. 49m³. It would occupy a width of 6.6 m, with a depth of 3.7m, and height of 2.2m. The dormer would be set back in 0.2m from the eaves. The dimensions fall within the normal permitted development parameters (up to 50m³).

Visual Amenity

Due to the arrangement and siting of the neighbouring properties the dormers would not be readily visible from the public highway and there is sufficient distance to the rear boundary with properties along Rainford Avenue, that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not a conservation area.

Residential Amenity

Due to the nature of the works within the roof, it is not considered to impact upon light or outlook of surrounding occupiers. The rear windows would be set back from the eaves and therefore would not afford greater views over neighbouring rear gardens than the existing first floor windows. Therefore, it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

Conclusion

The proposal accords with policies DM1, DC1, SP1 and NPPF and received no objections. It is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the character of the house or visual amenity of the area.

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

Officers have worked with the applicant/agent in a positive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 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:

Drawings: Proposed Elevation (Rear)- ref. 06
Proposed Elevation (Front)-ref. 04
Proposed Loft Plan-ref. 03
Location Plan- ref. 01

These drawings were stamped as received by the City Council, as Local Planning Authority on 14 March 2022

Drawings: Proposed Elevation (Side)- ref. 07
Proposed Elevation (Side)- ref. 08

These drawings were stamped as received by the City Council, as Local Planning Authority on 3 May 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 dormer hereby permitted shall match those specified on the submitted application form, including cladding grey anthracite for the walls.

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

11 Rainford Avenue, Manchester, M20 1BR
22 Bosley Avenue, Manchester, M20 1BQ
10 Bromborough Avenue, Manchester, M20 1BP
7 Hassall Avenue, Manchester, M20 1PG
1 Hassall Avenue, Manchester, M20 1PG
9 Rainford Avenue, Manchester, M20 1BR
19 Rainford Avenue, Manchester, M20 1BR
17 Rainford Avenue, Manchester, M20 1BR
13 Rainford Avenue, Manchester, M20 1BR
8 Bromborough Avenue, Manchester, M20 1BP
6 Bromborough Avenue, Manchester, M20 1BP
20 Bromborough Avenue, Manchester, M20 1BP
18 Bromborough Avenue, Manchester, M20 1BP
16 Bromborough Avenue, Manchester, M20 1BP
14 Bromborough Avenue, Manchester, M20 1BP
12 Bromborough Avenue, Manchester, M20 1BP
25 Bosley Avenue, Manchester, M20 1BL
9 Hassall Avenue, Manchester, M20 1PG
5 Hassall Avenue, Manchester, M20 1PG
3 Hassall Avenue, Manchester, M20 1PG
4 Hassall Avenue, Manchester, M20 1PF
2 Hassall Avenue, Manchester, M20 1PF
6 Rudheath Avenue, Manchester, M20 1PE
4 Rudheath Avenue, Manchester, M20 1PE
3 Rudheath Avenue, Manchester, M20 1PB
1 Rudheath Avenue, Manchester, M20 1PB

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) -
Area Team Boundary - Name: SOUTH