

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132988/FO/2022
Date registered valid: 1 March 2022
Proposal: Erection of rear dormer extension to upper floor flat
Address: 120 Stanley Grove, Manchester, M12 5GF
Ward(s): Longsight Ward

Applicant: Mr Nawab Stanikzai 120 Stanley Grove, Manchester, M12 5GF
Agent (if any): MM Planning and drawings 892 London Road, London, CR7 7PB
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 09 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 April 2022 Expired: 13 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to an upper floor flat within semi-detached dwellinghouse in the Longsight ward of Manchester. The front door to application building is accessed along the side elevation.

Description of development

The submitted proposal relates to erection of rear dormer extension to upper floor flat.

The proposal would also comprise of elevational alterations involving proposed conversion of side hipped roof to gable end with pitched roof, including installation of two roof light windows set in the front roof slope.

The initially submitted application has been slightly revised in the interest of residential and visual, and revised plans subsequently submitted, (dated 05/04/2022 and 25/04/2022). The title description of the proposed works has also been subsequently amended to reflect the proposed change to from hipped roof to gable end with pitched roof.

The proposed rear dormer has been revised to comprise two separate dormers, rather than one large dormer covering a significant proportion of the rear roof.

The proposed revised rear dormers would both measure approximately (width 3529mm x depth 2376mm x height 2506mm). They have been positioned centrally within the rear roof plane, set-away from the boundaries and are also set below the original roof ridge and above the eaves, with windows facing the rear garden. The dormers would be separated from each other by a distance of approximately 1184mm.

In terms of external facing materials, dormer wall would be clad in matching tiles.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

Following revised plans, neighbours were re-notified. No comments, objections or representation were received on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

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

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

The initially submitted application has been slightly revised in the interest of residential and visual, and revised plans subsequently submitted, (dated 05/04/2022 and 25/04/2022).

Principle of development

The principal of adapting existing residential accommodation to meet changing residential needs is accepted subject to the development positively responding to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1, to ensure that any development does not

adversely impact on the existing visual and residential amenities of local residents, and that the overall character of the surrounding area is not harmed.

It is considered that the development would allow the provision of additional residential accommodation for the occupier of the existing flat to meet changing residential needs, and that the proposal would represent a proportionate addition to the existing property. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Notwithstanding this, consideration must be given to the impact of the proposed development upon existing levels of residential and visual amenity enjoyed by adjoining occupiers.

Residential and visual amenity

Impact of works (rear roof dormer extension) – It is not considered that the proposed two rear roof dormers would create an undue impact in regard to the character of the property or general area in terms of visual amenity. The proposed dormers have been positioned centrally within the rear roof plane, set-away from the boundaries and are also set below the original roof ridge and above the eaves, and would also reflect similar developments in the immediate area. It is however recommended that the proposed dormer windows are conditioned requiring them to be obscurely glazed up to 1.7m above the internal floor level in the interest of privacy, given their elevated position; and a materials condition is attached to any approval to ensure the use of matching materials.

Impact of works (elevational alterations, proposed conversion of side hipped roof to gable end with pitched roof and two windows along the front roof elevation) - In terms of the proposed elevational alterations, these include the conversion of the existing hipped roof arrangement to gable end design with pitched roof, together with the incorporation of two roof lights in the front roof slope of the property. It is not considered that these elevational changes would give rise to any significant adverse impacts to residential or visual amenity, or the character of the property. Additionally, in design terms, the adjacent house has a dutch gable design with small dormer windows in both the front and rear roof slopes, and there are other styles of roofs in the vicinity. As such, it is not considered that the proposed change to a gable roof would not give rise to a significant impact in visual terms in the street scene.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house, including the side walls forming the rear dormer extension which would be clad in matching tiles. For the reasons stated above and given the contextual relationship with the surrounding houses and the wider neighbourhood, it is considered that the proposed development would be acceptable in design terms. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage, screened behind boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the proposed dormer windows have been redesigned. The Local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 form, received by the City Council as the Local Planning Authority on 01 March 2022.
- Location Plan with application site edged in red, Number: 2022/005/01, received by the City Council as the Local Planning Authority on 21 February 2022.
- Existing Elevations, Number: 2022/003/01, received by the City Council as the Local Planning Authority on 21 February 2022.
- Proposed Elevations, Number: 2022/004/01, received by the City Council as the Local Planning Authority on 05 April 2022.
- Existing Floor Plans, Number: 2022/001/01, received by the City Council as the Local Planning Authority on 25 April 2022.
- Proposed Floor Plans, Number: 2022/002/01, received by the City Council as the Local Planning Authority on 05 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 (2012).

3) The dormer extensions to the rear roof slop hereby approved shall be clad in tiles matching those on the existing roof of the original cottage flat and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the property and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy (2012).

4) 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those stated on:

- Proposed Elevations, Number: 2022/004/01, received by the City Council as the Local Planning Authority on 05 April 2022.
- Proposed Floor Plans, Number: 2022/002/01 received by the City Council as the Local Planning Authority on 25 April 2022.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed dormer windows as shown on : Proposed Elevations, Number: 2022/004/01, received by the City Council as the Local Planning Authority on 05 April 2022, and Proposed Floor Plans, Number: 2022/002/01 received by the City Council as the Local Planning Authority on 25 April 2022; shall both be obscurely glazed up to a height of 1.7m above the internal floor level within the roof space, 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 - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

133 Stanley Grove, Longsight, Manchester, M12 5QH
131 Stanley Grove, Longsight, Manchester, M12 5QH
128 Stanley Grove, Longsight, Manchester, M12 5GF
122 Stanley Grove, Longsight, Manchester, M12 5GF
112 Stanley Grove, Longsight, Manchester, M12 5GF
26 Fencot Drive, Manchester, M12 4PJ
129 Stanley Grove, Longsight, Manchester, M12 5QH
127 Stanley Grove, Longsight, Manchester, M12 5QH
126 Stanley Grove, Longsight, Manchester, M12 5GF
124 Stanley Grove, Longsight, Manchester, M12 5GF
118 Stanley Grove, Longsight, Manchester, M12 5GF
30 Fencot Drive, Manchester, M12 4PJ
29 Fencot Drive, Manchester, M12 4PJ
28 Fencot Drive, Manchester, M12 4PJ
27 Fencot Drive, Manchester, M12 4PJ
25 Fencot Drive, Manchester, M12 4PJ
24 Fencot Drive, Manchester, M12 4PJ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2