

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131679/FH/2021

Date registered valid: 17 September 2021

Proposal: Hip to gable roof conversion together with installation of rear roof dormer to form additional living accommodation

Address: 28 Austin Drive, Manchester, M20 6EG

Ward(s): Didsbury East Ward

Applicant: Ms. Karin Thayer, 28 Austin Drive, Manchester, M20 6EG

Agent (if any): Mr Steven Ludlam, 1 Tintern Drive, WA15 8PE

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2021

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 November 2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 23 September 2021 Expired: 14 October 2021
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 2-storey, red brick inter-war semi-detached dwelling situated on the northern side of Austin Drive. The property has a grey concrete tile hipped roof and lean-to attached garage at the side.

The rear garden boundary is shared with Mildenhall Close which forms a hammerhead cul-de-sac. There are houses to the north of this fronting onto Merlyn Avenue, the closest elevation being 28 metres away.

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

Description of area

The site is within a residential area south of Fog Lane. Neighbouring houses along Austin Drive are of the same typology with several being variously extended at the side, including the adjoining semi No.26.

Description of development

Hip to gable roof conversion together with installation of rear roof dormer to form additional living accommodation.

The roof alteration creates a 4th bedroom with en-suite, Juliet balcony and eaves storage.

Consultations & Notification Responses

Eight neighbours were notified of the application by letter. No comments were received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

Policy

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.

Issues

Residential Amenity

The residential amenity impacts of the proposal are acceptable for this scheme. The dormer proposes French windows with a Juliet balcony plus an en-suite window both on the rear elevation. The French windows overlook the rear garden, and those of adjoining / facing and adjacent neighbours; however, a degree of mutual overlooking of gardens from bedroom windows is commonplace in urban areas and the nearest facing dwelling is 28 metres away on Merlyn Avenue which provides adequate mitigation against the perception of being overlooked. Given these facts, 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 most dwellings, although extended, have retained a hipped roof profile.

The amendment is however a common roof alteration which could be repeated often in the street in future under Class B of the above legislation within prescribed limits.

In this case, the dormer has a height of 2.4 metres, width of 5.9 metres and is 3.9 metres deep which gives a volume of 55.22m³. The hip to gable alteration amounts to an additional roof volume of 14.3m³ (2.5 metres H x 4.4 metres W x 7.8 metres D / 6) and so together, the proposal represents a 69.5m³ increase which is 20% over the allowance permitted under Class B. The proposal is nonetheless acceptable, being proportionate to the extended roof and characteristic of domestic dwelling extensions, and appropriately scaled with the host dwelling.

In the context of the existing single storey rear extension, the proposal presents a reasonable amount of development on the rear elevation.

The dormer is of a standard shed-type design that is no higher than the highest part of the original roof ridge and is set in more than 420mm off both side and 255mm off the eaves. The French doors with Juliet balcony and en-suite bathroom window help to relieve the mass of the rear elevation whilst the dormer face and cheeks are proposed to be covered in vertically hung tiles to match the original roof.

The extended gable elevation will be in bricks to match the existing and roof tiles to match.

Based on the above, the application meets the criteria within saved UDP policy DC1 for residential extensions. A condition is appended at the end of this report for the materials to match and for the en-suite window to be obscurely glazed in the interests of residential amenity.

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 8no. neighbours in Austin Drive and Merlyn Avenue were notified of the application by letter; no comments were received in response. 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 17th of September 2021 or as stated:

Application form

Location Plan AUT/08/21/01

Site Plan AUT/08/21/01

Existing Plans AUT/08/21/02

Existing Elevations AUT/08/21/03

Proposed First Floor Plan AUT/08/21/04

Proposed Roof Space Plan AUT/08/21/05

Proposed Elevations AUT/08/21/06

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.

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 second floor en-suite bathroom window in the rear dormer shown on drawings: AUT/21/08/05 and AUT/21/08/06, shall be obscurely glazed to a specification 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

5 Merlyn Avenue, Manchester, M20 6EQ
3 Merlyn Avenue, Manchester, M20 6EQ
26 Austin Drive, Manchester, M20 6EG
39 Austin Drive, Manchester, M20 6FA
1 Merlyn Avenue, Manchester, M20 6EQ
30 Austin Drive, Manchester, M20 6EG
43 Austin Drive, Manchester, M20 6FA
41 Austin Drive, Manchester, M20 6FA

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH