

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132354/LP/2021

Date registered valid: 29 November 2021

Proposal: Certificate of Lawful Proposed Development for the alteration of roof to form gable, installation of rear dormer and installation of front rooflights to form additional living accommodation

Address: 9 Wilton Road, Manchester, M8 4NG

Ward(s): Crumpsall Ward

Applicant: Mrs Bubby Kaur Vig 9 Wilton Road, Crumpsall, Manchester, M8 4NG

Agent (if any): MR Faluck Patel Faluck Raman Patel 27 Priors Gardens, HA4 6UG

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

Recommendation: Approval

Date of recommendation: 24.01.2022

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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:

The application site relates to a two storey, detached, brick built dwelling house located in a residential area in the Crumpsall ward of North Manchester. The property benefits from off street parking to the front and a rear garden which is part paved and park grass. The existing property is set higher than the new build properties to the east and level with the existing properties to the west.

Description of area

Wilton Road is residential in nature, situated within the Crumpsall Ward of North Manchester. The area benefits from its proximity to Middleton Road and Crumpsall Metrolink station and a collection of shops and food outlets.

Description of development

The application is applying for a certificate of Lawful Proposed Development for Development for the alteration of roof to form gable, installation of rear dormer and installation of 3 front rooflights to form additional living accommodation. The installation of a rear dormer will provide additional accommodation in the form of a 5th bedroom and shower room, including bi-folding doors overlooking the rear garden and a side facing elevation obscured glazed window located within the bedroom area.

Consultations & Notification Responses

None required for this type of application

Policy

The Town and Country Planning (General Permitted Development) Order (2015) - Schedule 2, Part 1, Classes A and B.

Assessment

The proposed alteration of roof from hip to gable creating a dormer is sited at the rear and would not be readily visible from the public highway due to the siting and orientation of the dormer in relation to the original property. Therefore this would not have a significant impact on the street scene of the surrounding area, though rear dormers and gable extensions are particularly common along Wilton Road and the local vicinity. The additional roof space created would have a volume of 47.66 cubic metres, which is just below the permitted development threshold for non-terraced houses (50 cubic metres). The additional volume is calculated as follows:

$$\begin{aligned}\text{Hip to Gable volume} &= \frac{1}{6} \times (\text{width} \times \text{depth} \times \text{height}) \\ &= \frac{1}{6} \times (8.4\text{m} \times 4.1\text{m} \times 3\text{m}) \\ &= 17.69\end{aligned}$$

$$\begin{aligned}\text{Dormer Volume} &= \frac{1}{2} \times (\text{width} \times \text{depth} \times \text{height}) \\ &= \frac{1}{2} \times (6.2\text{m} \times 3.7\text{m} \times 2.5\text{m}) \\ &= 29.97\end{aligned}$$

Total added volume= 47.66m³

The materials would be to match the existing dwellinghouse, including hanging clay tiles to the cheeks to match main roof, brickwork to match existing for the new gable wall and uPVC windows. There would be no overhang, the dormer would be setback from the eaves by over 20cm and the height would not exceed the ridge height of the original main roof. The velux windows are flush and therefore do not protrude past the plane of the roof slope by more than 15cm. Additionally, the side facing elevation window is obscure glazed with the opening to be 1.7m above the first floor level. Therefore, this proposal accords with the regulations set out in the General Permitted Development Order (2015) and is deemed acceptable by the City Council.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Approve on the basis that the proposed rear dormer, hip to gable roof extension and rooflights shown on drawings described as '4 PAGE DRAWING PACK, stamped as received by the City Council as Local Planning Authority on 29 November 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Appendix 1 – List of consultees & neighbours notified

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1