

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132766/LP/2022

Date registered valid: 28 January 2022

Proposal: Certificate of Lawful Proposed Development for a hip to gable conversion with installation of rear dormer and roof lights

Address: 9 Norman Road, Manchester, M14 5LF

Ward(s): Rusholme Ward

Applicant: Mr Raja Mahmood, R Structures Limited, 9 Norman Road, Manchester, M14 5LF

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08.03.2022

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

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

This application relates to a two storey vial with a hipped pitched roof, at the rear there is a three storey outrigger

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Predominantly residential.

Description of development

This application seeks confirmation that the proposed dormer meets the requirements of Part 1 Class B of the GPDO.

It is proposed to convert the existing hip to a gable. The roof coverings would match and the gable would be rendered to match the existing property. A flat roofed dormer would be constructed on the rear roof slope and part of the outrigger. The dormer would be the full width of the enlarged roof and be set in from the eaves. It would have a flat roof, with roof lights. The walls of the dormer would be hung tiles to match and there would be a single window in the rear face of the dormer and three roof lights in the front roof slope.

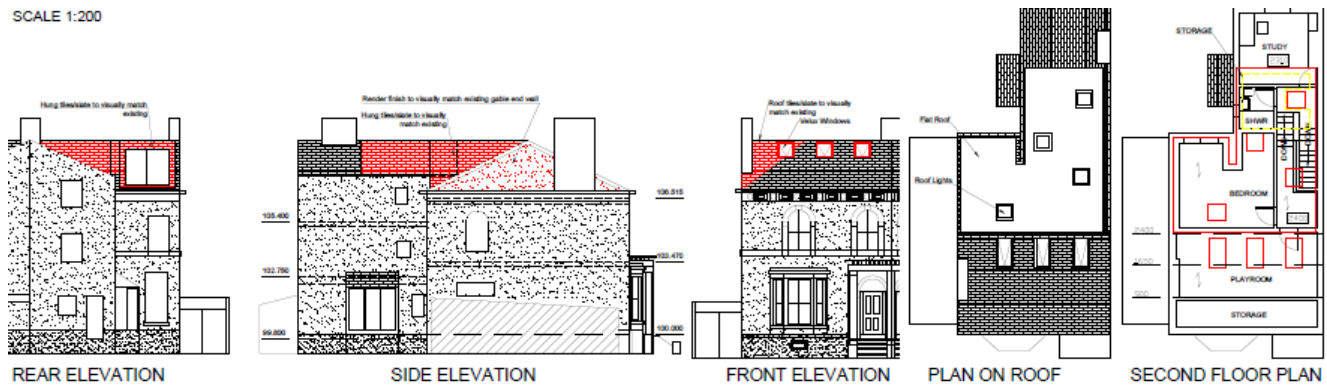
A previous application for a CLPD for a dormer was refused for the following reason.

“Refuse on the basis that as the eaves of the outrigger are at a higher level than the eaves on the main body of the building, the proposed extension therefore attaches to the side elevation of the dwelling and must therefore meet the requirements of Class A of

Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (As amended). The proposed extension fails to meet the requirements of Part 1 Class A1(J)(iii) in that the extension would have a width greater than half the width of the property, Part 1 Class A(1)(K)(iv) as it would involve an alteration to the roof and Part 1 Class B(b)(ii) in that the enlargement extends beyond the outside face of an external wall of the original dwellinghouse.”

To address this the current application has an indent in the rear face so that the dormer does not contact the side wall of the outrigger.

SCALE 1:200



Consultations & Notification Responses

None carried out

Legislation

The relevant legislation is the General Permitted Development Order (As amended) Schedule 2 Part 1 class B.

Issues

In terms of its position, height, materials and volume the proposed development meets the legislative requirements.

By putting the indent in the rear elevation of the dormer it no longer touches the side wall of the outrigger thereby addressing the reason for rejecting the earlier application.

Conclusion

The proposed dormer meets the criteria for permitted development.

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

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

1) Approve on the basis that the proposed dormer as shown on drawing 2022.01.10-9M145LF-PD-001 revision A5 received 28 January 2022 constitutes permitted development in accordance with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH