

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131967/FH/2021
Date registered valid: 8 November 2021
Proposal: Erection of first floor side extension and installation of rear dormer together with a hip to gable conversion to provide additional living accommodation
Address: 21 Beaumont Road, Manchester, M21 8BG
Ward(s): Chorlton Ward

Applicant: Anna Murphy 21 Beaumont Road, Manchester, M21 8BG
Agent (if any): Mr Richard Grundy R. A. Grundy Architectural Services Limited 30 Park Road, Hadfield, SK13 2AH
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 29 December 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 November 2021

Expired: 3 December 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 an Edwardian red brick semi-detached dwelling situated on the eastern side of Beaumont Road in the Chorlton ward. The property has been extended at the side and rear with single storey extensions together with rear raised decking. These works were approved under application reference: 114967/FH/2017.

The front garden has been paved to provide off-road parking, with access retained along the north side of the property to the rear garden.

The property has a red clay tile hipped roof and rendered features to the front elevation, including the side extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located in a residential estate of similar typology dwellings to the south of Beech Road and 200 metres south east of the Beech Road Local Centre.

Description of development

Erection of first floor side extension and installation of rear dormer together with a hip to gable conversion to provide additional living accommodation.

The proposal extends the master bedroom at first floor and provides an additional bedroom with en-suite and dressing area in the roof space.

Consultations & Notification Responses

7no. neighbours were notified of the application; no comments were received.

Issues

The key issues in this application are the impacts on residential and visual amenity. These are considered within the following planning regulatory framework policies:

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, the following policies are material to the application:

Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

Policy SP1 - Spatial Principles

Policy DM1 - Development Management

The National Planning Policy Framework (NPPF 2021), in particular:
Chapter 12 - Achieving well-designed places

For reasons to be outlined below, the proposal is considered to accord with the above planning regulatory framework.

Residential amenity

The proposal will have acceptable impacts on residential amenity. The first-floor side extension would sit alongside the blank gable of No.19 which has been extended to the side boundary over 2-storeys. A window is only proposed on the front-facing elevation which sits alongside the original gable of the property.

The hip to gable and rear dormer will have no significant material impact.

Visual amenity

The proposal will have an acceptable visual impact. The first-floor side extension is sited 4.75 metres back off the front elevation with a gable end roof set down 1.67 metres off the extended roof. This element of the proposal appears adequately subservient to the original dwelling and with roof profiles and red clay tile and brick materials to match.

The extended roof has a height of 2.92 metres, depth of 8 metres and is 8.3 metres in width (/6) giving an additional volume of 32.31m³.

The amended roof volume and profile will unbalance the pair of semi's; however, this is a permitted amendment under the GPDO and there is a similarly unbalanced pair of semi's nearby (Nos.25 & 27) as well as gable-ended roofs on all the facing properties.

The rear dormer has a height of 2.12 metres, width of 6 metres and depth of 3.5 metres (/2). This gives an additional volume of 22.3m³. The structure is of a simple shed type design to maximise internal head height and is in keeping with the character of rear dormers seen on both sides of Beaumont Road.

The amended roof of 54.6m³ is marginally over the 50m³ threshold of what can be erected under current GPDO limits for a semi-detached house but appears proportionate to the scale of the original without appearing overbearing.

The dormer walls and cheeks will be faced in horizontally laid uPVC cladding. The agent confirmed that this was proposed to have a white finish which the Council dissuaded against on account of its jarring appearance in the context of red roof tiles. The Council advised that a colour which either matched the original red clay tile or matched the anthracite window frames

on the rear elevation, would be acceptable, the latter forming a suitable contrast which distinguishes the dormer as an addition. The agent agreed to this alteration and the materials are required to be implemented in accordance with the details set out in the approved plans forming Condition 2 at the end of this report.

Parking/Bin storage

Parking and bin storage are unaffected by the proposal.

Conclusion

On the basis of the above, the proposed extensions and alterations will have an acceptable impact on both residential and visual amenity with no loss of existing levels of amenity either to neighbours or the street scene.

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 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. The application was notified to 7no. neighbouring occupiers. No objections were received, and the application has been determined in a timely manner.

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 8th of November 2021 or as stated:

Application Form

Location Plan 19 Oct 2021
Existing Site Plan 19 Oct 2021
Proposed Site Plan 19 Oct 2021
Existing Floor Plans 19 Oct 2021 2115l.01
Existing Roof Plan and Section AA 19 Oct 2021 2115l.02
Existing Elevations 19 Oct 2021 2115l.03
Existing Elevations 2, 19 Oct 2021 2115l.04
Proposed Floor Plans 19 Oct 2021 2115l.11
Proposed Roof Plan and Section AA 19 Oct 2021 2115l.12
Proposed Elevations 19 Oct 2021 2115l.13
Proposed Elevations 03 Nov 2021 2115l.14 B
Confirmation email from the agent dated the 29th of December regarding a change in the UPVC
dormer cladding colour.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings and documents specified in Condition 2 of this approval.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policy 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.

Appendix 1 – List of consultees & neighbours notified

24 Reeves Road, Manchester, M21 8BT
22 Reeves Road, Manchester, M21 8BT
22 Beaumont Road, Manchester, M21 8BR
23 Beaumont Road, Manchester, M21 8BG
26 Reeves Road, Manchester, M21 8BT
25 Beaumont Road, Manchester, M21 8BG
19 Beaumont Road, Manchester, M21 8BG

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 Surface Water Flood (Less)
Area Team Boundary Name: SOUTH