

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131877/FO/2021
Date registered valid: 26 October 2021
Proposal: Installation of roof dormers and rooflights to rear, alterations to existing side dormers and provision of cantilevered balcony to side to form additional living accommodation
Address: Flat 7, 157 Palatine Road, Manchester, M20 2GH
Ward(s): Didsbury West Ward

Applicant: Mr Peter Sherlock, Flat 7, 157 Palatine Road, Manchester, M20 2GH
Agent (if any): Mr Matthew Myers, LHG Projects, 20 Glen Park Road, Wallasey, CH455JG
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 14 December 2021



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 18 November 2021
Standard consultations: Printed: 4 November 2021 Expired: 25 November 2021
Neighbour notifications: Printed: 4 November 2021 Expired: 25 November 2021
Neighbour notifications: Printed: 1 December 2021 Expired: 11 December 2021
Site notice: Posted: 18 November 2021 Expired: 9 December 2021
Press advert: Published: 9 November 2021 Expired: 30 November 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Blackburn Park Conservation Area 1979
Tree Preservation Order: Not applicable

Description of site/building

The application site is a buff coloured 3-storey with basement detached Victorian dwelling situated on the eastern side of Palatine Road in the Blackburn Park Conservation Area. The building is sub-divided into 7no. flats with parking to the front and rear and dense vegetated boundaries to the front and each side. There is a coach house within the rear curtilage on the



(Image from Google Street View)

shared boundary with the Didsbury United Reformed Church, a red brick Grade II Listed building situated to the north. The application property has a cross gable roof with hip to the front elevation and 2-storey canted bay window and roof on the front elevation. There are 2no. existing shed-type dormers with a rooflight alongside to the pitch of both the north and south-facing roof slopes and the roof is covered over in green slate. The building has been further altered through introduction of basement lightwells and an enclosed timber porch on the side entrance.

Description of area

The property is within a residential area mainly characterised by either similarly sub-divided Victorian houses into flats, or late C20 purpose-built flats. Most properties are set within large

plots in mature landscaped settings. There is a varied palette of building materials including red, yellow, brown and buff brick, green slate, rosemary tile and felted roofs.

Description of development

Original description: Installation of roof dormers and rooflights to front and rear, alterations to existing side dormers and provision of cantilevered balcony to side to form additional living accommodation.

The extensions provide additional living space to the living room, dining room and create an en-suite within a rear bedroom. The cantilevered balcony would be situated on the north elevation.

The application is accompanied by a Heritage Statement which notes that the building is proposed to be re-roofed in 2022 due to its poor condition, and the applicant wishes to take up the opportunity to install / upgrade the roof additions at this time.

The Council raised some concerns with the proposal affecting the front and south facing roof slopes and the impact on the character of the building and wider conservation area. The application was amended to remove the front dormer and reduce the scale of the south-facing side dormer. The amended application was subject to re-notification.

Consultations & Notification Responses

1st Neighbour notifications - A total of 33no. neighbours were notified of the application by letter and notices displayed on site and in the Manchester Evening News. The following comments were received:

1. With respect to the rear elevation, we note that there are plans to build a dormer with windows to accommodate an en-suite bathroom as well as the addition of roof windows to the adjacent bedroom. These proposed windows will face directly into our garden.

Are there any plans to maintain privacy such as through the installation of frosted panes?

2. This is quite a substantial change to the look of the property. I strongly object in particular to the balcony addition, as this is not in keeping with the overall design, and will look very out of place, being the only balcony on the property.

The additional windows to the front and rear look rather odd and out of place, compared to the windows already there.

Making the existing dormers substantially bigger also very much alters the period design of the property, looking far too modern compared with the rest of the house.

3. We own 157A Palatine Road, which is the adjoining property to 157 Palatine Road.

We would have no objections to this planning application if assurances were to be given that the tree canopy along the division between 157 Palatine Road and 157A Palatine Road would not at any time be changed without our consent, to ensure that any new doors, windows, balconies, terraces or platforms would not overlook our property and garden or compromise the privacy already afforded us.

We would also like assurances that all building materials and debris would be properly managed during and after construction, as there is a pile of discarded wood and branches from previous works which has been left by the fence dividing the properties.

4. Flat 7 is a top flat in this building (7 flats total), we own flat 3.

Flat 7 owner has No approval for this plans from other leaseholders, the director of the Ranville company (my husband) nor from management company

Adding weight to this already old building will likely require structural changes. Previous owner (father of the claimant who is in charge of this project) already mentioned some bowing of the walls, no structural engineer report supplied

How will the risk of causing any structural damage by these changes be mitigated especially without approval from other leaseholders?

Personally, aesthetically I don't like the appearance of these dormers - needs to be assessed by council - conservation area.

WDRA and Blackburn Park Conservation Society – No comments received.

2nd neighbour notifications – A total of 33no. neighbours were re-notified following amendments to the proposal; 2 comments were received:

1. We are the owners of the adjoining property to 157Palatine Road and share a boundary with this property.

We have already made a comment on the previous application and reiterate that we seek reassurances that the tree canopy along the division between 157 Palatine Road and 157A Palatine Road would not at any time be changed without our consent, in order to ensure that any new windows, balconies, terraces or platforms installed at 157 Palatine Road would not overlook our property and garden.

2. Same comments apply to the new plans as I made previously. Removing the front window and slightly pulling back on the right side helps, but the main objection is still about the addition of the balcony, as it sticks out from the rest of the house and is not in keeping with the design of the building.

Policy

The application is subject to assessment under the following policy framework:

National Planning Policy Framework (2021) – Chapter 16
Saved UDP policies DC1, DC18.1 and 19.1.
Core Strategy policies DM1 and EN3

Principle

The application as amended is for additions to the roof at the sides and rear to provide additional living accommodation. Provision is made for residential extensions in saved UDP policy DC1, subject to satisfactory impacts on residential and visual amenity including impacts on the appearance of the Conservation Area and the listed building. Concerns about the visual impact of the original proposal affecting the front and south facing roof slopes were raised with the agent which resulted in the amendments in this assessment.

Residential Amenity

The proposal as amended is considered to have acceptable impacts on residential amenity. The roof dormers and rooflights to either side and rear will afford limited overlooking opportunities.

The flats to the south are 17-metres away with an intervening tree canopy, and the cantilevered balcony and dormer on the north elevation would face the church roof.

An occupier to the south is concerned about a loss of privacy from any proposal affecting the current level of tree cover. The application does not propose any tree removal. Clarification of this was sought by the Council during negotiations and was confirmed by the agent.

The resident was advised of the protections afforded to trees in Conservation Areas and of the need to apply for permission for any future works to trees. The resident was also advised that there is no neighbour notification through the planning system for any future tree application on the site.

Regarding the rear dormer; this will only serve the en-suite bathroom and so its window is conditioned to be obscurely glazed. This will overcome the concern of the occupier of the coach house on first notification. Notwithstanding this, the occupier is also concerned about the effects of overlooking his garden from the 2no. rooflights proposed for the rear bedroom. It is considered that the height and angle of the rooflights will afford very limited overlooking opportunities. Notwithstanding this, overlooking of gardens is commonplace and the occupiers' garden is overlooked by several first and second floor windows of the flats below No.7, so a degree of overlooking is already established.

For the above reasons, the proposal accords with Core Strategy policy DM1 and with saved UDP policy DC1.

Visual Amenity / Conservation Area / Listed building impacts

Saved UDP policies DC18.1 and DC19.1 together with Core Strategy policy EN3 and Chapter 16 of the NPPF, require that development affecting heritage assets preserves and enhances them, without incurring any loss of character or harm to heritage assets and their setting. This policy requires identification of the special character of heritage assets and assessment of how development will impact on them.

The Council's assessment of the designated land notes that the majority of buildings are in their original form. This includes the application site which is little altered except for the side dormers, basement lightwells and entrance porch. Overall, the front elevation of the building has a clean



(image from Google Street View)

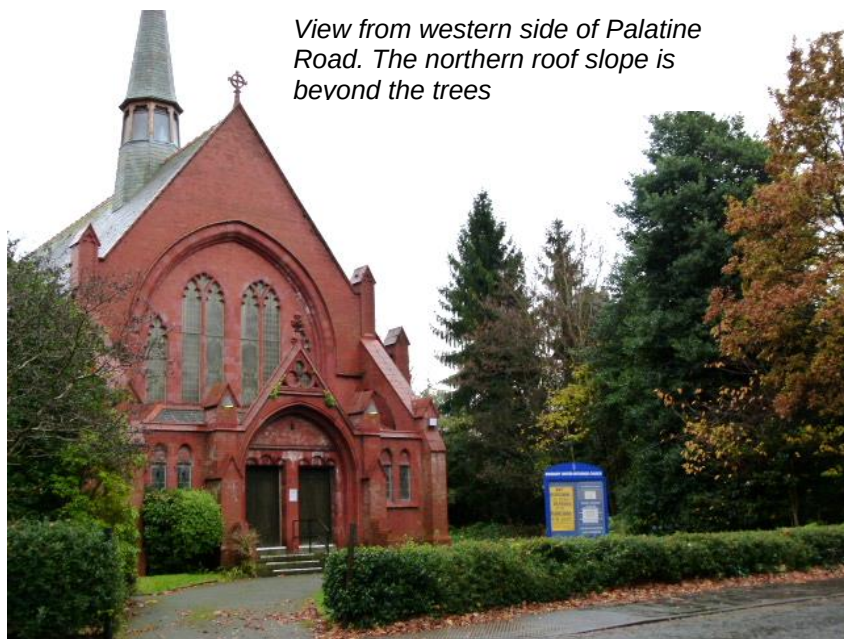
and uncluttered appearance having a simple elevation that is enlivened by the full height canted bay window to the left with a canted roof above. Views of the roof from outside the site are relatively restricted due to its slightly elevated position, height and 11.66 metre set back from the Palatine Road footpath.

Mature evergreen trees screen each side whereas trees on the Palatine Road frontage offer screening in the summer months but afford some intervisibility during the rest of the year.

The existing dormers on each side elevation are not original but are relatively discreet, with that facing the Grade II listed church being especially well concealed both from views within the church grounds and the Palatine Road and Parkfield Road South frontages. It is noted that the dormer on the south facing elevation, which is more visible, is set in from the eaves which does not detract from the appearance of the rear cross gable.

The existing south facing dormer has some visibility from the footpath outside Meridian Place on the western side of Palatine Road. However, this is some 32 metres away so at street level, views of this elevation are relatively limited. The proposed dormer on this elevation has been scaled back from the original submission on the Council's recommendation to be less visually prominent and not detract from the character of the front elevation which is relatively unaltered.

As the front elevation contains details which lend character to the street scene, the originally proposed front dormer has been deleted from the proposal. This was recommended to avoid introducing an incongruous and intrusive level of visual clutter to the front roof elevation which would detract from its period character and thus harm the appearance of the Conservation Area.



View from western side of Palatine Road. The northern roof slope is beyond the trees

In terms of siting, the dormers would be sited on the footprint of the existing which establishes precedent for the replacements. They represent an improvement on the existing dormers, being of a higher quality and would be distinguished from the period building, being clearly read as modern additions.

The scale of each dormer is 2.3 metres H x 4.9 metres W x 2.3 metres D. The north facing dormer includes a glazed balcony (1.2 metres H x 1.5 metres D x 1.9 metres W). Each dormer sits comfortably within the 15-metre

width and 3.7 metre depth of roof slope without obscuring legibility of the original roof.

In terms of assessing harm, the dormer and balcony facing the church is larger than the existing (1 metre H x 1.9 metres W x 1.5 metres D) but is justified on the basis that it would be the least obvious addition to the roof slope given that the building has a tight relationship with the treed northern boundary and trees on the front boundary. As such, there would be no visibility, either within the street scene, within the site, or from the curtilage of the listed building. It would not detract from the character of either the site, the listed building and its setting nor the wider Conservation Area. On this basis, the proposal accords with saved UDP policies DC19.1 and DC18.1, Core Strategy policy EN3 and paragraphs 195 and 199 of the NPPF (2021).

Both side dormers are in a modern design language with flat roofs which respond to the horizontal lines of the cross-gable ridge. The intention in the application is to permit additional light and ventilation into the flat, as well as a better standard of thermal construction over the existing dormers on the north and south elevations which have rotting timber frames.

The balcony affords the applicant a small degree of outside space which is lacking in the site curtilage the majority of which is given over to car parking. Whilst the comments of an objector on this element of the proposal are noted, it is justified on the basis that it represents a compromise between maintaining the character of the building and historic context, whilst enabling a better standard of living in a building designed as a single family dwelling house with amenity space. Furthermore, the minimalist glazed materials and simple design of the balcony minimises its appearance. More prominent glazed balconies are evident on the front of houses numbered 140-144 Palatine Road 70 metres to the north west.

The rear dormer and rooflights would only be visible from the rear gardens on Linden Road. As this dormer is relatively discreet, adopts a traditional design language and rear dormers are

characteristic in the varied house types locally, there are no concerns that this addition will harm the character of the listed building and Conservation Area.

Materials

The application proposes a combination of traditional and contemporary materials; slate roofs, lead dormer walls and timber window frames. The materials will enable the roof additions to assimilate well with the character of the building whilst the contemporary materials help to distinguish the north and south facing dormers as modern additions. The materials are required to be implemented in accordance with the application form.

Other matters

Comments have been raised on notification regarding retention of existing tree cover and gaining the leaseholder's permission and structural viability of carrying out the proposed development.

The application acknowledges that there are trees on the site that are of local character value. There is no indication that any works to trees are necessary to complete the proposal and the Heritage Statement has referenced the existing tree cover as a benefit in maintaining current levels of residential amenity. The agent was asked to clarify whether there are any works proposed to trees. Confirmation was provided that no works are proposed.

Issues concerning the leaseholder's permission and the structural viability of are outside the scope of the planning system.

Conclusion

Given the considered siting, design and materials, maintaining existing levels of tree cover and amendments to the scheme, the proposal is considered to have a neutral to positive impact on the building and would not undermine preservation of the listed building, its setting or the wider Conservation Area.

On the basis of the above, the proposal is considered to have an acceptable impact on visual amenity including the character of the Conservation Area in accordance with saved UDP policies DC1, DC18.1 and DC19.1, Core Strategy policies EN3 and DM1 and to the guidance within Chapter 16 of the NPPF.

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. The application was notified publicly by way of a site notice, advertisement in the Manchester Evening News and by letters to 33no. neighbours on Palatine Road, Parkfield Road South and Linden Road, as well as 2no. local residents' groups. Comments were received in response as discussed in the delegated report and amendments made to avoid harm to the heritage assets comprising of the listed building and Conservation Area.

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 as referenced, received on the 11th of October 2021 or as stated below:

Application Form received on the 26th of October 2021

Location Plan Ref: 767.000

Existing Floorplans Ref: 767.001

Existing Elevations Ref: 767.003

Proposed Floorplans Ref: 767.002

Proposed Elevations Ref: 767.004A received by email on the 1st of December 2021

Proposed Second Floor Plan Ref: 767.002A received by email on the 1st of December 2021

Heritage Statement prepared by LHG Projects received on the 26th of October 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policies DC1, DC18.1 and DC19.1 of the Unitary Development Plan, policies DM1 and EN3 of the adopted Core Strategy for the City of Manchester and Chapter 16 of the National Planning Policy Framework (2021).

3) Before first occupation the development hereby approved, the rear en-suite bathroom window shown on drawing nos. 767.002A and 767.004A, shall be obscure glazed 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 - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) 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 - To ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1, DC18 and DC19.1 of the Unitary Development Plan for the City of Manchester, SP1, EN3 and DM1 of the Manchester Core Strategy and the requirements of Chapter 16 of the National Planning Policy Framework (2021).

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association
Blackburn Park Conservation Society

159A Palatine Road, Manchester, M20 2GH
Didsbury United Refomed Church, Palatine Road, Manchester, M20 6DA
Ground Floor Annexe, 2 Parkfield Road South, Manchester, M20 6DA
Flat 11, Park House, 150 Palatine Road, Manchester, M20 2QH
Hannah Lodge, 148 Palatine Road, Manchester, M20 2QH
The Coach House Rear Of 157, Palatine Road, Manchester, M20 2GH
159 Palatine Road, Manchester, M20 2GH
157A Palatine Road, Manchester, M20 2GH
Flat 6, 157 Palatine Road, Manchester, M20 2GH
Flat 5, 157 Palatine Road, Manchester, M20 2GH
Flat 4, 157 Palatine Road, Manchester, M20 2GH
Flat 3, 157 Palatine Road, Manchester, M20 2GH
Flat 2, 157 Palatine Road, Manchester, M20 2GH
Flat 1, 157 Palatine Road, Manchester, M20 2GH
2 Linden Road, Manchester, M20 2QJ
2 Parkfield Road South, Manchester, M20 6DA
6 Linden Road, Manchester, M20 2QJ
157 Palatine Road, Manchester, M20 2GH
Flat 10, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 9, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 8, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 7, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 6, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 5, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 4, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 3, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 2, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 1, Park House, 150 Palatine Road, Manchester, M20 2QH
4 Linden Road, Manchester, M20 2QJ
Flat 3, 2 Linden Road, Manchester, M20 2QJ
Flat 2, 2 Linden Road, Manchester, M20 2QJ
Flat 1, 2 Linden Road, Manchester, M20 2QJ

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
Conservation Area - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH