

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131845/LP/2021
Date registered valid: 6 October 2021
Proposal: Lawful Proposed Development Certificate for a hip to gable conversion
Address: 90 Brantingham Road, Manchester, M16 8LZ
Ward(s): Whalley Range Ward

Applicant: Pervaze 90 Brantingham Road, Manchester, M16 8LZ
Agent (if any): Mr Nasar Ishfaq JAAN Architects Ltd 37 Sudbury Drive, Stockport, SK8 3BT
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30.11.2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Non required

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

The application relates to a two -storey semi-detached dwellinghouse of red brick and slate with a hipped roof, a ground floor side and rear extension. The property has accommodation within the roof space and in the basement, and bay windows to the ground and first floor on the front and side elevations.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with a mix of house types and ages.

Description of development

Description of development

The applicant wishes to extend the loft space for additional living accommodation via a hip to gable roof alteration. Velux windows are proposed however these do not require planning permission.

There is a previous consent in place for a single storey rear extension granted consent under the larger homes legislation, however this is proposed with a flat roof.

Consultations & Notification Responses

None required for this type of application.

Issues

Policy

The Town and Country Planning (General Permitted Development) Order (2015) as amended - Schedule 2, Part 1, Classes B 'additions etc to the roof of a dwellinghouse'.

Assessment

The existing hipped roof would be extended to create a gable, providing additional floorspace for a bedroom in the loft. The hip to gable alteration would feature within the street scene. The property is not within a conservation area nor is the property listed. The additional roof space created would have a volume of 19.1 cubic metres, which is below the permitted threshold for non-terraced houses (50 cubic metres). The additional volume is calculated as follows:

$$\begin{aligned} \text{- Hip to gable volume} &= 1/6 \times (\text{width} \times \text{depth} \times \text{height}) \\ &= 1/6 \times (3.5\text{m} \times 8.8 \text{ m} \times 3.2\text{m}) \\ &= 1/6 \times 98.56 \\ &= 16.42\text{m}^3 \end{aligned}$$

The materials would be to match the existing dwellinghouse. There would be no overhang, no side facing windows and no part would exceed the height of the original ridge, therefore, this proposal accords with the regulations set out in the General Permitted Development Order (2015).

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

1) Approve on the basis that the proposed hip to gable roof extension shown on Existing and Proposed Floor Plans and Elevations drawing reference 90Bran as received by the City Council as Local Planning Authority on 6th October 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Appendix 1 – List of consultees & neighbours notified

Non

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