

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131230/LP/2021

Date registered valid: 2 August 2021

Proposal: Certificate of Proposed Lawful Development for the erection of a rear dormer and front roof lights

Address: 42 St Annes Road, Manchester, M21 8TR

Ward(s): Chorlton Park Ward

Applicant: Mr N Dixon 42 St Annes Road, Manchester, M21 8TR

Agent (if any): David Young David Young Architect 37 Temple Drive, Swinton, Manchester, M27 4EA

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

Recommendation: Approve

Date of recommendation: 20.09.2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: None required for this type of application

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 mid terraced property with a two storey outrigger at the rear shared with the adjoining property. The eaves on the outrigger are at a lower level than on the main building.

In July 2021 an application reference 131014/LP/2021 for a lawful proposed development certificate for a similar dormer was refused as it sprung off the rear wall of the main house and therefore needed to be considered as a rear extension as well as a dormer.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area.

Description of development

The applicant is seeking a Lawful proposed development certificate for an L shaped dormer on the roof of the main building and the outrigger. The dormer occupies the full width of the property and extends the full length of the outrigger. The dormer on the main roof is set 200mm from the eaves which on the outrigger it is set higher into the roof so that it springs off the roof and not the rear wall. There would be a large full height door and window in the rear face of the main building. In the rear face of the outrigger part of the dormer there would be a set of French

[illegible]

Consultations & Notification Responses

No representations

Issues

The window in the side elevation will be obscure glazed with the opening light at least 1.7metres above floor level. The materials will be a hung tile similar in colour and appearance to the existing roof covering.

The proposed roof lights on the front roof are permitted.

Based on the submitted drawings it is considered that the propose development meets the requirements of Classes B and C of Schedule 2 of the GPDO 2015 as amended and is therefore 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 polices 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 rear dormer and front roof lights shown on the submitted drawings received by the City Council as Local Planning Authority on 2nd August 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 (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

Area Team Boundary - Name: SOUTH