

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132198/FH/2021

Date registered valid: 22 November 2021

Proposal: Erection of a single storey side extension, front porch, and installation of rear roof dormer to form additional living accommodation.

Address: 25 Moorland Road, Manchester, M20 6BB

Ward(s): Didsbury East Ward

Applicant: Mr Leon Carrey, 12 Pownall Road, Cheadle Hulme, SK8 5AZ

Agent (if any): N/a

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 November 2021 Expired: 16 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a large Victorian two storey semi-detached C3 dwellinghouse of red brick with a gable slate roof, bay windows and an existing single storey rear extension. The plot includes a front garden, driveway and rear garden.

Description of area

Moorland is a private road within East Didsbury, just outside of the village centre. It is residential in nature, comprising of pairs of Victorian semis, some post-war semis and several 3-4 storey blocks of flats.

Description of development

The applicant is seeking permission for a single storey side extension, front porch and rear box dormer, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection received:

The property has recently had a ground floor extension and I have no issue with the proposal to extend that round the side. However the dormers are large and will overlook considerably into the properties at the back. There are no trees or vegetation to soften this currently and the current extension and bathroom window have lights switched on constantly which emit considerable light pollution. The addition of large dormer windows and more lights will only add to this. The amount of light emitted late into the evening to our property is considerable even

with our blackout blinds. The dormers will look directly onto the rear of several properties and gardens. Given the original size and height of these properties the dormer windows appear overly big and intrusive on the plans.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- 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 DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey side extension and installing a rear dormer, to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The flat roofed single storey extension would project 1.8m beyond the main side elevation with a depth of 12.1m to come flush with the rear elevation of the house, with a maximum height of 3m. The extension would be sited along the boundary shared with No.23 and would sit flush with the principal elevation. The box dormer would be sited within the main rear slope, projecting 3.78m with a width of 5.68m, a height of 2.47m and a resulting volume of approx. 26.5 cubic metres. The dormer would be set 1.6m down from the ridge and set 0.2m in from the eaves. The porch would project 0.86m, to come flush with the bay windows, with a width of 2.3m, a height of 3.38m and a footprint of just 1.97m². The dimensions of these additions almost accord with the GPDO (2015) and thus wouldn't require permission if the dormer and side extension were to be built of matching materials and the porch were 38cm lesser in height. These additions are considered subservient to the host dwelling, similar to nearby works and sited appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension and dormer would be clad in a mixture of standing seam zinc cladding and charred larch cladding, both vertical, though additional detail is required before these materials can be approved therefore a condition requiring specifications or samples has been attached. The crittall-style porch would be constructed of brickwork to match the existing property. The porch and extension would have flat roofs, with the latter featuring a zinc parapet. The front elevation of the extension would feature a hidden door within the timber cladding, with the same timber covering the blank side elevation along the boundary and across the existing rear elevation of the previous extension. The zinc dormer would feature a chamfered edge and would contain two rear-facing windows surrounded by panels of charred

timber. The materials proposed are not in-keeping with the original property and the design is contemporary in style but it should contrast positively with the red brick and grey slate. Many properties along Moorland Road have single storey extensions and dormers, some similar in style with flat roofs and lots of glazing, therefore a precedent has long been set in this area of Didsbury. The front elevation of the side extension and northern cheek of the dormer would be visible from the public highway and therefore would feature within the street scene, however as the side extension is small in scale (1.8m x 3m) and the dormer would be clad in grey zinc to blend in with the existing slate roof, the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area, the latter of which is not a conservation area.

Residential amenity – The extension only has the potential to affect the neighbour to the side, No.23, however due to the gap to the boundary and existence of an outbuilding along the boundary on the neighbour's side and the low roof height of the extension, the proposal is not considered to cause undue overshadowing or harm to this neighbour's residential amenity. There would be no-side facing windows, hence privacy is not deemed an issue. However, an objection was received from a local resident in relation to the dormer, which they said would overlook the neighbour's to the rear (along Belfield Road). Due to the distance between the dormer and the rear windows of these properties, 25m+, and the fact the dormer windows are above existing rear windows, it is not deemed to cause an invasion of privacy. The objector also cited light pollution from internal lights within the proposed bedroom and bathroom in the dormer, which is not considered to be an issue so significant that would warrant refusal of the proposals. Therefore on balance the proposal is not considered to cause undue harm to residential amenity.

Refuse – The gap to the boundary is to be lost, therefore refuse bins cannot remain stored at the rear. The agent has provided details of a bin store on the plans however, which has been conditioned to be in use prior to occupation of the extension. The driveway will be retained with space for 2 cars, in accordance with policy DM1.

Conclusion – The proposal accords with policies DM1, DC1, SP1 and the NPPF and although it received an objection, on balance the development is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the approved plans and the following conditions.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '101.A.001' stamped as received by the City Council as Local Planning Authority with the application form on the 10th November 2021 and drawing numbered '101.B.002' stamped as received by the City Council as Local Planning Authority on the 22nd November 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the occupation of the development hereby approved, the secure and ventilated bin store specified on drawing '101.A.001' shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Moorland Road, Manchester, M20 6BD
23 Moorland Road, Manchester, M20 6BB
22 Belfield Road, Manchester, M20 6BH
Flat 6, 25 Moorland Road, Manchester, M20 6BB
Flat 4, 25 Moorland Road, Manchester, M20 6BB

Flat 3, 25 Moorland Road, Manchester, M20 6BB
Flat 2, 25 Moorland Road, Manchester, M20 6BB
Flat 1, 25 Moorland Road, Manchester, M20 6BB
Flat 6, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 8, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 10, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 11, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 12, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 13, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 14, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 9, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 7, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 5, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 3, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 4, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 18, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 16, St James Court, 4 Moorland Road, Manchester, M20 6AZ
18 Belfield Road, Manchester, M20 6BH
Flat 17, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 15, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 2, St James Court, 4 Moorland Road, Manchester, M20 6AZ
Flat 1, St James Court, 4 Moorland Road, Manchester, M20 6AZ
20 Belfield Road, Manchester, M20 6BH
27 Moorland Road, Manchester, M20 6BB

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)

Susceptible to Surf Water Flood (Less)

Area Team Boundary - Name: SOUTH