

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131173/FH/2021

Date registered valid: 26 July 2021

Proposal: Replacement of existing roof and installation of a rear dormer to provide additional living accommodation

Address: 55 Wilbraham Road, Manchester, M14 7DN

Ward(s): Fallowfield Ward

Applicant: Mr M Haji, 55 Wilbraham Road, Manchester, M14 7DN

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20.09.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09.09.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 August 2021 Expired: 23 August 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/area

The property is a detached property at the corner of Carrington Road and Wilbraham Road within a predominantly residential part of Fallowfield Ward.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Replacement of existing roof and installation of a rear dormer to provide additional living accommodation

Consultations & Notification Responses

No comments received

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

Issues

Design and Appearance - The proposal is for the replacement of existing roof and installation of a rear dormer to provide additional living accommodation in red roof tiles to match the existing dwelling. It is considered that the proposal would not have an adverse impact upon the visual amenity of the host dwelling. The proposals are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

Scale and Massing and impact on Residential Amenity – The scale of the roof would be altered, but would not adversely impact on any neighbouring property by virtue of loss of light or overbearing impact. The scale of the roof with the dormer addition would be appropriate in the street scene having regards to the mix of roof forms in this particular location on Wilbraham Road. The dormer extension would not offer any further overlooking than is available from existing first floor windows. The rooflights to be inserted would not offer overlooking to the detriment of any neighbouring property.

There scheme would not impact upon parking or bin storage on site.

Conclusion - The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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 following drawings and documents:

(02) 002 A FLOOR PLANS
(02) 003 A ELEVATIONS
(01) 002 FLOOR PLANS
(01) 003 ELEVATIONS
SITE AND LOCATION PLAN
(02)001 A PROPOSED

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Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as stated on the application forms.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

57 Wilbraham Road, Manchester, M14 7DN
53 Wilbraham Road, Manchester, M14 7DN
2 Carrington Road, Manchester, M14 6ED
1 Carrington Road, Manchester, M14 6ED

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