

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131154/LP/2021

Date registered valid: 5 August 2021

Proposal: Certificate of Lawful Proposed Development for a loft conversion including installation of a velux window to rear elevation of existing roof.

Address: 255 Burton Road, Manchester, M20 2WA

Ward(s): Didsbury West Ward

Applicant: Ms Tillie Baker, 255 Burton Road, Manchester, M20 2WA

Agent (if any): N/a

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

Recommendation: Approve

Date of recommendation: **29 September 2021**

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: Not 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

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terraced C3 dwellinghouse of red brick and slate, with a two storey rear outrigger and an original catslide dormer to the front. The plot includes small front and rear gardens bounded by red brick walls.

Description of area

Burton Road is mixed in character as it runs through the centre of West Didsbury. This section of it, between Withington Community Hospital and Didsbury Central Mosque and the Mersey, is residential in nature and characterised by Victorian terraces. It is part of the Albert Park Conservation Area.

Description of development

The applicant wishes to carry out a loft conversion for a 3rd bedroom, which includes installing a velux window in the rear slope.

Consultations & Notification Responses

None requires for this type of application.

Policy

The Town and Country Planning (General Permitted Development) Order (2015) - Schedule 2, Part 1, Class C.

Assessment

The only external alteration would be the installation of a velux conservation-style window, within the rear slope of the main roof. It would measure 0.66m in width, 1.18m in height and 0.14m in projection from the plane of the existing roof slope. It does not exceed 15mm in projection, does not exceed the height of the roof and does not face to the side. The property is not a flat, nor listed. Therefore, this proposal accords with the regulations set out in the General Permitted Development Order (2015) and is deemed acceptable by the City Council.

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

1) Approve on the basis that the proposed loft conversion with velux window, shown on drawings numbered 303, 320, 330, 400 and 401, stamped as received by the City Council as Local Planning Authority on 22nd August 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Appendix 1 – List of consultees & neighbours notified

None

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 - Albert Park Conservation Area 1988

Susceptible to Surf Water Flood (Less)

Area Team Boundary - Name: SOUTH