

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131846/FH/2021

Date registered valid: 22 October 2021

Proposal: Erection of a hip to gable roof extension and associated rear dormer with juliet balcony

Address: 348 Mauldeth Road West, Manchester, M21 7RB

Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Ali, 348 Mauldeth Road West, Manchester, M21 7RB

Agent (if any): Mr Mike Macpherson, Mike Macpherson Architects, 38 Reynard Road, Manchester, M21 8DD

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 November 2021

Standard consultations:

Printed: 27 October 2021 Expired: 17 November 2021

Neighbour notifications

Printed: 27 October 2021 Expired: 17 November 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

Description of area

The application site relates to 348 Mauldeth Road West within the Chorlton Park ward of south Manchester. It is a two storey, detached, red brick property with a built-in garage. The property benefits from amenity space at the front in the form of a sloping driveway and grassed area. Access to the rear can be gained externally using the side passage. Amenity space to the rear consists of a grassed garden and paved patio area. Boundary treatment around the curtilage of the property consists of hedging.

Description of development

The submitted application seeks planning permission for the erection of a hip to gable roof extension and associated rear dormer with juliet balcony. The rear dormer would have approximate dimensions of: Height: 2.26 x Length: 3.73 (at the longest point) x Width: 5.98 metres. The dormer would cover the area of the existing roof plane and would be set slightly below the ridge line of the main roof. The Juliet balcony would have approximate dimensions of: Height: 1.1 x Width: 2.32 metres.

The proposal would create a second floor which would be utilised as a 4th bedroom and a shower room.

Materials to be used are as followed:

- Gable roof: to be covered with Sandtoft Lindum (or similar) interlocking tiles in Terrocotta Red colour (to match existing main roof)
- Dormer: Polyroof roofing system in Dark Grey colour and Cedral click horizontal smooth cladding in C15 dark grey colour
- Windows: white uPVC with obscure glazing (to match existing)
- Juliet balcony: frameless glass balcony with 16mm toughened laminated glass panel with stainless steel fixings, and aluminium frame sliding doors with white polyester powder coat finish.

The following windows and doors would be inserted:

- Within the front elevation: 2x velux skylights
- Within the side elevation (facing 346 Mauldeth Road West): new landing window with frosted glass
- Within the rear elevation: new window with frosted glass and sliding doors

Proposed drawings also show plans for a garage conversion which would be achieved through Permitted Development (PD) and is not assessed under this application.

Planning history

109497/FH/2015/S1- 348 Mauldeth Road West- Erection of single-storey side and rear extension to form additional living accommodation.
Approved 12 November 2015.

The following application is of relevance:

115978/FH/2017- 350 Mauldeth Road West- Erection of part single, part two-storey side and rear extensions, roof extension and provision of additional accommodation in the roof space.
Approved 28 July 2017.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

Network Rail

Network Rail had no comments regarding the proposal.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a hip to gable roof extension and associated rear dormer with a juliet balcony. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

In terms of visual amenity, it is not considered that the alterations proposed would have any undue impact upon loss of light, overbearing impact, overlooking or loss of visual amenity. The proposal would project and look onto the rear garden of the property. Adequate overlooking distances to the rear are achieved. This is due to the location of the proposal site, the property within the site, the railway line which the property looks onto from the rear and the trees and hedges which create a private feel to the rear of the property. As a result, there would be no overlooking concerns to those properties on Caistor Close. A new window in the side elevation would be inserted facing onto the neighbouring property no. 346. Another window would be positioned in the rear elevation of the dormer extension. Since the glass is to be obscured in both windows, there would be no adverse privacy implications. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

In terms of residential amenity, the amenity space for the residents would increase as a result of this proposal.

Overall, it is not considered that the proposal would have an adverse impact upon visual or residential amenity.

Design and Appearance

With regards to the design, aspects of the proposal could be achieved under PD and so this must be considered when reviewing this application.

With regards to the hip to gable extension, whilst a gable roof is not a characteristic of the streetscene, it is not considered to cause any harm to the character of the area. Using the same materials as the existing would complement the host property.

With regards to the rear dormer, it would not be visible from the public highway and so would not affect the character of the streetscene. Materials to be used include Polyroof roofing system in Dark Grey colour and Cedral click horizontal smooth cladding in C15 dark grey colour. Whilst the colouration is different to the host property, the dormer would create a contemporary feature to the property. A materials condition to that effect would be attached to any consent granted. An informative is added to any approval ensuring that the applicant ensures any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. The rear dormer is considered pursuant to policy DC1.2 within the UDP since it is not considered excessively large or bulky and would offer a subservient feature to the existing property. The Juliet balcony would again create a contemporary feature whilst being pursuant to policy DC1.2 within the UDP.

This proposal should be viewed in conjunction with the larger roof extension approved and constructed under planning reference: 115978/FH/2017 for 350 Mauldeth Road West. The submitted proposal would complement the contemporary feel of no 350.

In short, the design and appearance of the proposal would not adversely affect the appearance of the existing dwelling. The sitting and form of the proposal is considered appropriate under The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

- Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Proposed- Site Layout, numbered 02, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Proposed- Floor Plan and Loft Plans, numbered 05, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Proposed- Elevations, numbered 06, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Existing- Floor Plan and Roof Plan, numbered 03, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Existing- Elevations, numbered 04, numbered 03, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Drawing- Existing and Proposed- Existing and Proposed West Elevations, numbered 07, stamped as received by the City Council as Local Planning Authority on 22 October 2021.
- Drawing- Location Plan, numbered 01, stamped as received by the City Council as Local Planning Authority on 6 October 2021.
- Photos- Photographs and Photomontages, stamped as received by the City Council as Local Planning Authority on 6 October 2021.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1) Building Regulations - Fire Safety

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Network Rail

23 Caistor Close, Manchester, M16 8NW

25 Caistor Close, Manchester, M16 8NW

350 Mauldeth Road West, Manchester, M21 7RB

346 Mauldeth Road West, Manchester, M21 7RB

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