

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132256/FH/2021

Date registered valid: 23 November 2021

Proposal: Installation of rear roof dormer

Address: 21 Atwood Road, Manchester, M20 6TA

Ward(s): Didsbury East Ward

Applicant: Mr Kevin Curry, 21, Atwood Road, Manchester, M20 6TA

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 17 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

The application site is a 2-storey Victorian mid-terrace property on the northern side of Atwood Road in the Didsbury East ward. The property has a 2-storey rear outrigger in common with other properties and a single storey rear extension.

The roof is covered over in slate.

The rear of the site is bounded by an open alleyway that returns to Atwood Road at the western end of the terrace. To the rear of the alleyway are similar houses which front onto Gaddum Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising of a similar residential housing typology. It is close to Beaver Road Primary School and a short distance south east of Didsbury District Centre.

Description of development

Installation of rear roof dormer. The proposal provides an en-suite bedroom. 2no. windows are proposed in the rear elevation, both for the bedroom whilst the en-suite will be lit and ventilated via a Velux roof.

Consultations & Notification Responses

The application was notified to 3no. neighbouring occupiers to each side and Gaddum Road to the rear. No comments were received.

Policy

The following policies are material to the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

Saved policy DC1 for Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Policies material to this application are:

Policy DM1 - Development Management

Policy SP1 - Spatial Principles

For comparison, the conditions and limitations for this type of development which is allowed under Class B, Schedule 2, Part 1 of the Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991 and the Town and Country Planning (Development Management Procedure) (England) Order 2015, is set out below:

Materials must be similar in appearance to the existing house.

The volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:

40 cubic metres for terraced houses; or

50 cubic metres otherwise.

Must not exceed the height of the existing roof.

On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope, and,

Must not include:

Verandas, balconies* or raised platforms; or

Installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'.

Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.

Construction must ensure that:

The eaves of the original roof are maintained (or reinstated)

Any enlargement is set back, so far as practicable, at least 20cm from the original eaves

The roof enlargement does not overhang the outer face of the wall of the original house

Issues

Principle

The application is for a modest extension to a previously extended residential property in a residential area. The principle of the proposal is acceptable as set out in the above policy framework, subject to satisfactory compliance with the issues that are material to this application which are the impacts on residential and visual amenity.

Residential Amenity

The dormer extension includes 2no. sets of rear-facing windows serving the bedroom. These would directly face similar windows on a dormer at the rear of No.12 Gaddum Road, north of the alleyway. The window to window separation distance is 29-metres which is adequate to avoid any intrusive overlooking. The en-suite window is a Velux in the roof so no obscure glazing is required.

In terms of other impacts, given its position on the rear roof slope, the dormer would not appear overbearing or lead to any overshadowing of habitable rooms that would result in any significant loss of existing levels of amenity for neighbouring occupiers. Each neighbour to the side at No.12 Gaddum Road were notified of the application; no comments were received in response.

Visual amenity

The extension is sited in the most logical place to take advantage of the roof void. It sits on the main roof slope only without extension over the outrigger.

It is designed as a typical shed type dormer with a flat roof that accords with similar dormers at nos.10 and 12 Gaddum Road. Given the rear of the site opens into an alleyway, the rear of the site has no visibility from within the street scene.



Nos.10 (left) and 12 Gaddum Road to the rear of the site

In terms of the height, scale and massing, the dormer is of a size, scale and set back (304mm) from the eaves that would meet the criteria for Permitted Development under Class B of the above legislation. For a terraced property, this permits an additional roof volume of 40m³. From the drawings submitted, the development has a volume of 20.295m³ based on the following dimensions:

$$\text{Height} = 2.2 \text{ metres} \times \text{Width} = 4.5 \text{ metres} \times \text{Depth} = 4.1 \text{ metres} = 40.59 / 2 = 20.295\text{m}^3$$

The materials are brick and tile to match the existing and a GRP rolled roof. Windows are a mix of uPVC and aluminium to match the existing. This is set out in the application form accompanying the application form and is required to be implemented in accordance with this and the submitted drawings as specified in Condition 2 set out below, in the interests of visual amenity.

Conclusion

Based on the above, the proposal could proceed under the current Permitted Development route which is the applicant's fall-back position. The application is nonetheless assessed as acceptable for a residential dwelling in this context in accordance with saved UDP policy DC1 and Core Strategy policies DM1 and SP1.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The application was notified to 3no. neighbouring occupiers; no comments were received during the notification period.

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 received on the 18th of November 2021 or as stated:

Application Form

Location Plan

Existing & Proposed Plans and Elevations Refs: 01, 02, 03, 04, 05, 06 and 07

Proposed Elevation Ref: 07 received on the 23rd of November 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall be implemented in accordance with the details as set out in the Householder Application Form and in the approved proposed drawings as set out in Condition 2 of this Decision Notice.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

23 Atwood Road, Manchester, M20 6TA
19 Atwood Road, Manchester, M20 6TA
12 Gaddum Road, Manchester, M20 6SZ

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