

Planning**Strategic Development****Delegated officer report for planning application**

Application no. 131936/LP/2021

Date registered: 15 October 2021

Proposal: Certificate of Lawful Proposed Development for alteration of roof from hip to gable to create rear dormer and installation of roof lights

Address: 159 Manchester Road, Manchester M16 0FE

Ward(s): Chorlton Ward

Applicant: Mr. Ajmal Nasir

Agent (if any): Mr Barry Tang Tang and Associates Ltd - Chartered Architects, Westwood House M5 4QH

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: Approve

Date of recommendation: 10/12/2021

Application details

Type of application: Certificate of Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: N/A

Standard consultations: N/A

Neighbour notifications: N/A

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

Listed Building: Not applicable

Conservation Area: Not applicable

Tree Preservation Order: Not applicable

The application property is a two storey semi-detached brick house located within a predominately residential neighbourhood in the Chorlton Ward of South Manchester. The property features a single storey conservatory, a small single storey rear outrigger, garden area to the front and rear with boundary treatment in the form of timber fencing along the rear and shared common boundaries.

Description of Area

The character of the dwellings situated along Manchester Road are two storey semi-detached dwellings, which are constructed mainly from red brick and roof tiles. The dwellings design in the street scene have considerable interest with front gable ends, bay windows and intricate front porch designs.

Description of Development

The application is applying for a certificate of Lawful Proposed Development for a hip to gable roof extension to create rear dormer and installation of no 2 rooflights, which would provide additional accommodation in the form of a 4th and 5th bedroom with additional storage space.

Consultations and Notifications Responses

None required for this type of application

Policy

The Town and Country Planning (General Permitted Development) Order (2015) - Schedule 2, Part 1, Classes A and B.

Assessment

The proposed alteration of roof from hip to gable creating a dormer is sited at the rear and would not be readily visible from the public highway due to the siting and orientation of the dormer in relation to the original property. Therefore this would not have a significant impact on the street scene of the surrounding area, though rear dormers and gable extensions are particularly common along Manchester Road and the local vicinity. The additional roof space created would have a volume of 49.95 cubic metres, which is just below the permitted development threshold for non-terraced houses (50 cubic metres). The additional volume is calculated as follows:

$$\begin{aligned}\text{Hip to Gable volume} &= 1/6 \times (\text{width} \times \text{depth} \times \text{height}) \\ &= 1/6 \times (8\text{m} \times 4.5\text{m} \times 3.3\text{m}) \\ &= 19.80\text{m}^3\end{aligned}$$

$$\begin{aligned}\text{Dormer Volume} &= \frac{1}{2} \times (\text{width} \times \text{depth} \times \text{height}) \\ &= \frac{1}{2} \times (6.7\text{m} \times 3.6\text{m} \times 2.5\text{m}) \\ &= 30.15\end{aligned}$$

Total added volume= 49.95m³

The materials would be to match the existing dwellinghouse, including hanging clay tiles to the cheeks to match main roof, brickwork to match existing for the new gable wall and uPVC windows. There would be no overhang, no side facing windows, the dormer would be setback from the eaves by over 20cm and the height would not exceed the ridge height of the original main roof. The velux windows are flush and therefore do not protrude past the plane of the roof slope by more than 15cm. 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

Approve on the basis that the proposed rear dormer, hip to gable roof extension and rooflights shown on drawings numbered '112A', '123B' and '124B', stamped as received by the City Council as Local Planning Authority on 15 October 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class B and 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

Area Team Boundary - Name: SOUTH