

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132013/FH/2021

Date registered valid: 22 October 2021

Proposal: Installation of rear dormer and hip to gable conversion to provide additional living accommodation

Address: 15 Brooklawn Drive, Manchester, M20 3GY

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Siddall, 15 Brooklawn Drive, Manchester, M20 3GY

Agent (if any): Mr Steve Mellor, William McCall, The Old Post Room, 34 Chew Valley Road, Greenfield, Saddleworth, OL3 7DA

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16.12.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 November 2021

Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application relates to a two storey semi-detached dwellinghouse of brick and tile with a hipped roof, a ground floor side and rear extension.

The plot is located on the corner and includes a driveway to the front and garden area to the side and rear. The surrounding area is residential in nature with similar styles of semi-detached properties with a number having being previously extended with side and rear roof dormers, hip to gable conversions and side extensions and ground floor extensions.

Description of development

The application is described on the application forms as a proposed dormer loft conversion. The submitted drawings indicated that the proposals also incorporate a hip to gable conversion previously considered as lawful development under application reference 131565/LP/2021.

At the time of the site visit works to implement the hip to gable conversion had not commenced and therefore the description of development has been altered to include these works which would be required in order to construct the dormer indicated on the submitted drawings.

The hip to gable conversion and dormer would be finished in bricks and roof tiles to match the existing property.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

In addition to adopted policy the installation of rear dormers on properties not in conservation areas is permitted if it meets the criteria set out within Schedule 2, Part 1, Class B of the Town and Country (General Permitted Development) (England) Order 2015 as amended. In this instance whilst the dormer is considered to meet the requirements of class B in that it is set 200mm from eaves and does not exceed 40m³.

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential and visual amenity and the character of the area.

In granting a positive certificate for application reference 131565/LP/2021 it was noted that the existing hipped roof would be extended to create a gable, providing additional floorspace for a bedroom in the loft. The hip to gable alteration would feature within the street scene. The property is not within a conservation area nor is the property listed. The additional roof space created would have a volume of 19.1 cubic metres, which is below the permitted threshold for non-terraced houses (50 cubic metres). The additional volume is calculated as follows:

$$\begin{aligned} & - \text{Hip to gable volume} = 1/6 \times (\text{width} \times \text{depth} \times \text{height}) \\ & = 1/6 \times (3.8\text{m} \times 8.9\text{m} \times 3.4\text{m}) \\ & = 1/6 \times 114.988 \\ & = 19.1\text{m}^3 \end{aligned}$$

The materials would be to match the existing dwellinghouse. There would be no overhang, no side facing windows and no part would exceed the height of the original ridge, therefore, this proposal accords with the regulations set out in the General Permitted Development Order (2015).

The proposed dormer would have a height of 2.9 m, depth of 3.5 m and width of 5.8 m giving a volume of 29.43 m³.

Together with the hip to gable conversion there would be a total volume addition of 48.5m³ which is below the threshold of 50 m³ as set out within the General Permitted development order 2015. As such the fallback is that the proposed works could be undertaken independently and not require planning permission. The fallback position is an important material consideration in the determination of the proposals contained within the submitted drawings.

Residential Amenity - The proposals are located to the rear and side of the property given the location of the site on a corner the proposals would only give direct views to the side gable wall of number 11a Brooklawn Avenue and at the time of the site visit it was noted that the side gable wall of the two storey extension to this property did not contain any windows. An existing window is located towards the rear of the first floor and at ground floor. However, given the existing relationship it is not considered that the proposed dormer would give rise to significantly different or unacceptable impacts in terms of loss of privacy or overlooking of that property.

The inclusion of a Juliette style balcony door would face rearwards towards the side gable wall of number 11a whilst the windows are at an elevated position it is not considered that this would give rise to unacceptable loss of privacy or overlooking of that property that would warrant refusal.

Visual Amenity - The proposed dormer and hip to gable is to be finished with materials that have the similar appearance to the existing roof and house. The positioning of the proposals and the siting of the property means that it would be visible within the street scene, matching materials would assist in the proposals assimilating into the street and it is noted that other dormer extensions are visible from street in this location. The property is not located within a conservation area, no part of the dormer would be higher than the existing roof and is situated on the rear roof slope of the property. As such given the fallback position the proposals are not considered to give rise to unacceptable impacts that would warrant refusal.

The proposed front rooflights are shown as not protruding from the slope of the original roof and would therefore be permitted under class C of the GDPO as amended.

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 has been determined in a positive and proactive manner and within statutory timescales. No issues have arisen during consideration of the application and conditions have been attached to the permission.

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:

04/21/70B Proposed Plans and Elevations as received by the City Council as local planning authority on the 22nd 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 Core Strategy.

3) The materials to be used on the external surfaces of the development hereby approved shall match those of the existing building in type, size, colour and texture .

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation of the dormer hereby approved the window to the en-suite on the rear elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Brooklawn Drive, Manchester, M20 3GZ
30 Brooklawn Drive, Manchester, M20 3GZ
14 Brooklawn Drive, Manchester, M20 3GZ
17 Brooklawn Drive, Manchester, M20 3GY
11A Brooklawn Drive, Manchester, M20 3GY
28 Brooklawn Drive, Manchester, M20 3GZ
18 Brooklawn Drive, Manchester, M20 3GZ
12 Brooklawn Drive, Manchester, M20 3GZ

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH