

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131946/FH/2021
Date registered valid: 18 October 2021
Proposal: Hip to gable roof extension together with installation of rear roof dormer to form additional living accommodation
Address: 18 Daresbury Road, Manchester, M21 9WA
Ward(s): Chorlton Ward

Applicant: Alexia Marsden, 18 Daresbury Road, Manchester, M21 9WA
Agent (if any): Jared Rushworth, T&S Design, 24 Poppyfield, Cottam, Preston, PR4 0BF, England
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 8 December 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 November 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 October 2021 Expired: 15 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

The application site is an early C20 semi-detached dwelling situated on the south side of Daresbury Road, east of Ryebank Road in the Chorlton ward. The red brick and render property has a hipped red tile roof and original single storey rear outrigger. It is situated close to the corner with Barway Road; the adjoining half of the semi being on the corner.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a similar housing typology and a mixed roof profile with gable roofed properties occupying the opposite side of the road and interspersed between hipped properties adjacent to the site.

The adjoining half of the semi has had a hip to gable roof extension and erection of a rear dormer which was approved in August 2020 (Ref: 127385/FH/2020). It is noted that the dormer was approved with materials to match but has not been completed in accordance with the approved plans. This dormer is a shed type that is finished in a dark grey composite clad material and is of a large scale which covers most of the rear roof slope.

Description of development

Hip to gable roof extension together with installation of rear roof dormer to form additional living accommodation.

The extension creates an en-suite bedroom with dressing area in the roof space. The proposed materials are charcoal grey uPVC to dormer walls and a dark grey single ply membrane for the dormer roof.

Consultations & Notification Responses

Neighbour notifications – A total of 6no. properties on Daresbury Road and Barway Road were notified of the proposal; no comments were received in response.

Issues

The application is assessed for its impacts on residential and visual amenity under the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies SP1 and DM1

Residential Amenity

The application is considered to have acceptable impacts on residential amenity. The dormer introduces rear-facing bedroom and bathroom windows, whilst a gable window is proposed for the extended stairwell.

One rear window would be obscurely glazed whilst the bedroom window would be sited above the level of the facing bathroom / stair landing windows on the gable of No.11 Barway Road, 12 metres away to the south. Given the height and oblique relationship between the non-habitable room windows at this property and the proposed dormer windows, there are no concerns that the proposal would give rise to any intrusive overlooking.

The proposed gable window would sit above the level of an original stair landing window at No.16 Daresbury Road to the west. As with the rear-facing dormer windows, this would only have limited views down into this window. Notwithstanding this, facing stair landing windows is an original design in this house type between pairs of semi's with window to window gaps of 3-metres. As such, occupiers will be used to a degree of mutual overlooking from stair landing windows.

Visual amenity

The hip to gable and rear dormer is a typical roof alteration to domestic dwellings with several examples evident locally. This includes the adjoining semi at No.20, Nos.1, 4, 6 and 9 Barway Road to the rear and Nos.13, 19, 23 and 24 Daresbury Road.



The alteration will be balanced with the other half of the semi and will be contained behind it to some extent when viewed from Barway Road. It will add additional bulk but is nonetheless proportionate to the scale of the extended roof being 2.2-metres high x 5-metres wide and 4.4-metres deep, giving a volume of 24.2m³.

The gable alteration gives an additional volume of 17.35m³ (Height – 2.6 metres x width – 4.4 metres x depth – 9.1 metres / 6), the alterations together giving a total increase in volume of 41.2m³. This is within the permitted cubic volume 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. It is considered that the proposal will be in character with the surrounding area.

In design terms, it is a simple shed type that maximises the available roof space and gives the required 2-metre clearance at the top of the stairs to meet Building Regulations. It comes off the ridge and is set in 210mm off the eaves and is proposed to be clad in a composite charcoal material. Although the original roof covering is a red clay tile, the height and angle of the roof from the public highway means that little of this material will be visible once the dormer is in situ. When glimpsed from Daresbury Road, the proposed material will distinguish the dormer from the red tile roof, being read as an obvious addition, whilst the material choice will respond to the dark coloured window frames visible from Barway and Daresbury roads.

The alteration will also mirror the dormer at No.24 Daresbury Road which will bring a sense of balance to the street scene when approaching Daresbury Road from Barway, the only location from which the dormer will have public visibility.

On the basis of the above, the proposal is considered to accord with saved UDP policy DC1 and with 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 the delegated report. The application was notified to 6no. residents on Daresbury Road and Barway Road by letter; no comments or objections were received in response and the application has been approved with appropriate conditions, as set out below, in the interests of residential and visual amenity.

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 October 2021 or as stated:

Application form

Location Plan, Existing and Proposed Plans and Elevations Ref: 01 Rev B

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 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.

4) The shower room window within the proposed rear dormer as shown on drawing ref: 01 Rev B, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

16 Daresbury Road, Manchester, M21 9WA
20 Daresbury Road, Manchester, M21 9WA
19 Daresbury Road, Manchester, M21 9NA
17 Daresbury Road, Manchester, M21 9NA
15 Daresbury Road, Manchester, M21 9NA
11 Barway Road, Manchester, M21 9JZ

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