

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131074/FH/2021

Date registered valid: 21 July 2021

Proposal: Erection of a single storey side and rear extension following the demolition of the existing rear conservatory together with a hip to gable roof conversion to form additional living accommodation

Address: 664 Wilmslow Road, Manchester, M20 2DN

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Tim Dawson, 51 Elms Road, Heaton Moor, Stockport, SK4 4PT

Agent (if any): Mr Tim Hopkinson, Core Design Core Design, The Studio 21 Shaw Road, Stockport, SK4 4AG

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **14.09.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 August 2021

Standard consultations:

Printed: 27 July 2021 Expired: 17 August 2021

Neighbour notifications

Printed: 27 July 2021 Expired: 17 August 2021

Site notice

Posted: 2 August 2021 Expired: 23 August 2021

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The property is a semi detached property fronting Wilmslow Road, in a residential part of Wilmslow Road just north of Didsbury Village. The property is within Blackburn Park Conservation Area.

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of development

Erection of a single storey side and rear extension following the demolition of the existing rear conservatory together with a hip to gable roof conversion to form additional living accommodation

Consultations & Notification Responses

A site notice was displayed, a press advert placed in the newspaper and letters were sent to neighbours properties meeting the requirements of the development management procedure order.

One comment was received from a neighbour relating to foul water and sewage, works in this regard would be the subject of separate permissions.

Transport for Greater Manchester – No objections subject to imposition of informative

Policies

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the “Core Strategy”), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with the following Core Strategy Policies SP1, EN3, DM1 for the reasons set out below.

Policy SP1 - Spatial Principles. This sets out the key special principles which will guide the strategy. Development in all parts of the City should “make a positive contribution to neighbourhoods of choice including creating well-designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community regardless of disability and protect and enhance the built and natural environment.”

Policy EN3 - Heritage. The proposal would have an impact upon the Blackburn Park Conservation Area. This is discussed in more detail later in the report.

Policy DM1 - Development Management. This sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. Of these, the following issues are of relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- That development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes;
- Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered full, later in this report.

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas – It is considered that the proposal would maintain the character and appearance of the Blackburn Park Conservation Area. This is discussed in more detail later in the report.

It is considered that the proposal is consistent with the policies contained within the UDP.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in July 2021 and is a material consideration in the determination of all planning applications.

Legislative requirements

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a Conservation Area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle – There is no objection in principle to the erection of a single storey side and rear extension following the demolition of the existing rear conservatory together with a hip to gable roof conversion to form additional living accommodation, subject to detailing.

Heritage Impact of the proposals - Paragraph 199 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight

should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

It is considered that the development proposal would cause less than substantial harm to the significance of the Blackburn Park Conservation Area, by virtue the design of the development proposal, as such the development is acceptable when considering the balance of harm caused to the heritage asset.

Appearance – There are a mix of roof types in the nearby vicinity and there are roof alterations that have been undertaken to similar properties on the same side of the property. The hip to gable conversion is therefore considered to be acceptable.

The single storey side and rear extension to be constructed utilising materials to match the existing property following the demolition of the existing conservatory is considered to be appropriate.

The installation of the rooflights whilst involving the introduction of a new type of feature is considered to be visible from very few public vantage points and considered to be appropriate when viewed in the context of the existing dwelling.

The proposal would not adversely impact upon the character of the host building or the Blackburn Park Conservation Area.

Residential Amenity – The proposals would not offer any undue overlooking / loss of privacy / loss of light/overshadowing impact to neighbouring property.

There are no side facing windows to the single storey side extension or the rear extension proposed, The rooflights would not provide any further overlooking. The elevational alterations to the rear seeing the installation of further ground floor windows similarly would not provide any further overlooking than from the existing property. There is a window associated with the hip to gable conversion to a stairwell that should be obscurely glazed to prevent the opportunity for overlooking.

The single storey extension replaces an existing conservatory and the adjoining property has extensions hence the single storey extension proposed will not result in loss of light or overbearing impact. The roof lights structure would not result in loss of light or overbearing impact. The single storey side extension would see a gap retained to the boundary for access, it is not considered that it would result in loss of light or overbearing impact to the property to the south. The hip to gable conversion sits due north of the property at No. 666 Wilmslow Road. It is not considered that the proposal will have an overbearing impact or result in loss of light that would warrant the refusal of planning permission.

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 was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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:

21015-201 REV C PLANS
21015-203 REV B EXTERNAL ELEVATIONS
21015-102 REV A EXTERNAL ELEVATIONS
21016-101 REV A PLANS
Location Plan 21015-SLP REV

Received 14 July 2021

Heritage, Design and Access Statement

Received 21 July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as stated on the submitted application forms, plans and elevations approved at condition 2.

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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The window to the second floor facing to the south facing elevation shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informative - Transport for Greater Manchester had no objection, however they wished for information to be shared about working safely near Metrolink. The advice can be found at: <https://www.tfgm.com/public-transport/tram/working-safely>.

Appendix 1 – List of consultees & neighbours notified

Transport for Greater Manchester

List of properties notified on Uniform

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

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH