

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131019/FH/2021

Date registered valid: 9 July 2021

Proposal: Part retrospective application for alterations to existing conservatory roofs and elevations, elevational alterations to front and side, involving render and brick slips, together with re-roofing of main house

Address: 17 Hopcroft Close, Manchester, M9 0RX

Ward(s): Higher Blackley Ward

Applicant: Mr Anatolijs Klujevs, 17 Hopcroft Close, Manchester, M9 0RX

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design, 6 Conway Close, Manchester, M24 1EW

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 July 2021 Expired: 6 August 2021

Press advert

Published: 27 July 2021 Expired: 17 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to a brick built detached property with a rendered first storey frontage. The property is located on a cul-de-sac, in a predominantly residential area in the Higher Blackley ward. The property benefits from a rear garden, which has an uneven topography, being higher at the rear.

Description of development

Part retrospective planning permission is sought for alterations to the existing conservatory roofs and elevations to form solid walls, elevational alterations to front and side of the main house, involving render and brick slips, together with re-roofing of main house

It is proposed that the existing conservatory style elements are altered to provide solid walls and associated new windows to match the style of the existing house, together with provision of solid tile roofs incorporating roof-lights, with changes to the roof pitches involving dual pitched roofs being changed to hipped, lean to roofs.

The existing house is to be re-roofed with dark grey roof tiles to match the extension, to provide a uniform finish.

To the elevations, it is proposed to render large parts of the house to match existing rendered elements, as well as the altered extension elements with insulated render, together with brick slips to the lower half of the main, front elevation.

At the time of the Officer site visit, much of the work, aside from the roof tiling had been completed.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

126797/FH/2020

Retrospective Application for the erection of first floor extension to existing out building in rear garden. *Approved 26 June 2020.*

123159/FH/2019

Retrospective application for balustrade positioned on top of existing outbuilding. *Approved 27 June 2019.*

119553/FH/2018

Retrospective application for the erection of a single storey detached outbuilding to rear of dwelling in back garden. To form sauna and shower room. *Approved 22 May 2018.*

070068/FH/2003/N1

Two storey side and rear extension. Single storey side and rear conservatory extension. *Approved 22 March 2004.*

030020

Erection of 80 houses and bungalows with associated roads, sewers, fencing, footpaths and landscaping. *Approved 3 December 1987.*

034018

RESERVED MATTERS Application seeking approval for the siting, design, external appearance and landscaping previously approved in outline under Ref F31732 of 14 houses. *Approved 8 June 1989.*

034019

RESERVED MATTERS Application seeking approval for the siting, design, external appearance and landscaping previously approved in outline under F31732 of 30 houses and 1 bungalow. *Approved 8 June 1989.*

031732

Residential development including the laying out of roads and sewers and the closure of Boothroyden Terrace at its junction with Boothroyden Road. *Approved 10 November 1988.*

031685

Revisions to the site boundary of the housing site previously granted approval under F30020, modification of previous layout and the erection of 2 new dwellings in the south west corner and 2 new dwellings in the north west corner. *Approved 11 August 1988.*

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

Allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this case, the proposed extensions are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

The footprint of the conservatory elements which have been changed to create traditional extensions remain the same.

Given orientation of the property and its relationship with adjoining properties, together with the positioning of windows, no overlooking would result.

The alterations to the roofs and the resultant scale which compares to the previous roof heights do not raise any over-dominance issues.

In terms of external appearance, the host property previously included elements of render, with Hopcroft Close as a whole, containing a mixture of properties, with many incorporating render to the elevations. It is considered therefore that the elevational changes are in-keeping with the immediate streetscape to provide a modern, contemporary finish to the exterior of the property and would not give rise to any significant visual amenity concerns.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The materials to be used on the external surfaces of the extensions hereby permitted, 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 493-01, 493-03 and 493-04/A, received by the City Council as Local Planning Authority on 9 July 2021 and 19 August 2021 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

50 Hopcroft Close, Manchester, M9 0RX
15 Hopcroft Close, Manchester, M9 0RX
35 Gildersdale Drive, Manchester, M9 0SN
33 Gildersdale Drive, Manchester, M9 0SN
29 Gildersdale Drive, Manchester, M9 0SN
27 Gildersdale Drive, Manchester, M9 0SN
6 Moortop Close, Manchester, M9 0RY
37 Gildersdale Drive, Manchester, M9 0SN
31 Gildersdale Drive, Manchester, M9 0SN
4 Moortop Close, Manchester, M9 0RY
2 Moortop Close, Manchester, M9 0RY

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1