

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130575/FH/2021

Date registered valid: 28 May 2021

Proposal: Erection of a single storey extension to the rear and installation of rear dormer

Address: 3 East Meade, Manchester, M21 8GA

Ward(s): Chorlton Ward

Applicant: Mr Neil Porter 3 East Meade, Manchester, M21 8GA

Agent (if any): Mr Jon Lingard Linberg Design Associates Limited Suite A, Unit 10
Century Park, Caspian Road, Altrincham, WA14 5HH

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.07.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25.06.2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 June 2021 Expired: 1 July 2021

Site notice

Posted: 17.06.2021 Expired: 08.07.2021

Press advert

Published: 15 June 2021 Expired: 6 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to an arts and crafts style, two storey semi detached house. The property has a brick ground floor with an half timbered first floor front elevation and rendered rear elevation. The property has a dual pitched roof with a side gable and a substantial front gable. At the rear is a small single storey lean to.

There is a passage at the side of the property and a small open plan front garden with an off street parking space. At the rear the garden is approximately 7.6 metres long.

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area within the Chorltonville Conservation Area. The other half of the semi is unaltered. The adjacent property is of a different style and as built has a part single part two storey lean to at the rear. The properties are at an angle to each other. At the bottom of the rear garden is the side of the rear garden of a property on The Thorns.

Description of development

Consent is sought to install a dormer window on the rear roof slope and a single storey rear extension across the width of the property following the demolition of the outrigger.

The rear extension would project 1.16 metres. The elevation to the shared boundary would be a solid brick wall. The other side and the rear elevation would be a low wall with full height glazing above. A flat roof is proposed. The rear elevation would contain a set of French doors.



The rear dormer has been significantly reduced in scale and now sits 1.29 metres from the rear wall of the property. It occupies most of the width of the roof although it is set in from the gable. The dormer would have a flat roof and a standing seam zinc finish. There would be two windows similar in scale and design to the existing windows on the first floor.

A new window to a laundry room is to be inserted at first floor level in the side elevation.

Consultations & Notification Responses

Local Residents

One letter has been received objecting to the proposed development. The issues raised are summarised below.

- The introduction of a large flat roofed dormer would effectively create an imposing three storey rear elevation. That would dominated the surrounding properties within the conservation area.
 - The scale of the dormer does sit comfortably with the size of the garden and it will have a negative visual impact.
 - There will be a loss of daylight from the increased height of the dormer.
 - None of the other dormers approved in the Conservation area have been of this scale.
- There is a difference in eaves heights between the properties.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Core Strategy

The relevant saved UDP policies are DC1 and DC18

Policy DC1 establishes the principle of extending a home to meet the changing needs of the occupiers. In principle rear extensions up the 3 metres are acceptable. There are no specific provisions for dormers.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

Issues

Principle

The principle of extending a property to meet the changing needs of the occupiers is set out in Policy DC1. The erection of a rear extension and a dormer is therefore considered to be acceptable in principle.

Rear Extension

Scale

The proposed extension projects a modest 1.16 metres, this is well within the three metres normally considered acceptable. The flat roof serves to further reduce the scale of the extension which is considered to be acceptable.

Design

The extension appears to be in effect an orangery with predominantly glass sides and a solid roof. On balance there are no issues with the design.

Dormer

Scale

The scale of the dormer has been significantly reduced, originally it extended close to the eaves. The revised dormer is significantly smaller and the scale is considered to be appropriate to a property of this size.

Design

The proposed dormer would have a raised seam zinc cladding, this is considered to be appropriate whilst the windows are the same as those at first floor level. The reduces size of the dormer ensures that there are significant amounts of the original roof still visible. On balance the design of the proposed dormer is considered acceptable.

Residential Amenity.

Rear Extension

The rear extension with its flat roof and modest project will not have an overbearing impact on the adjacent properties. The windows principally look down the garden and do not therefore raise any significant privacy issues. However, there is a side windows to the extension and it is considered prudent to require this to be obscure glazed.

Dormer.

The dormer has been reduced in scale and by virtue of being set in from the gable is unlikely to have an overbearing impact.

In terms of privacy the windows have been reduced in size and are now set back further into the roof. Whilst there remains some potential for overlooking it is not considered to be so significant as to warrant refusal of the application.

New window

The first floor side window proposed for the property is quite small and subject to it being obscure glazed should not raise any issues.

Impact on the character of the conservation area.

A number of dormers of this style have been approved within the Ville and having been reduced in scale it is considered that its impact is significantly less. The proposed rear extension is modest in its scale. On balance it is considered that the proposed development would have a neutral impact on the character of the conservation area.

Conclusion

In its revised form it is considered that the proposed development accords with Council policies and is generally acceptable.

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 in a positive and proactive manner based on seeking solutions to issues arising from 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:

PP01 revision D received 8 July 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the new windows in the side elevation of the existing building and the side elevation of the proposed extension 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

5 East Meade, Manchester, M21 8GA
1 The Thorns, Manchester, M21 8GB
1 East Meade, Manchester, M21 8GA

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 - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH