

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130407/FH/2021
Date registered valid: 21 May 2021
Proposal: Erection of rear roof dormer and single storey extension to detached garage
Address: 3 Wilton Road, Chorlton, Manchester, M21 9GS
Ward(s): Chorlton Ward

Applicant: Mr Joey Hateley, 3, Wilton Road, Manchester, M21 9GS
Agent (if any): Mr Barry Bradley, Bradley Building Design Ltd, Keepers Cottage, Lyme Park, Stockport, SK12 2NS
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 July 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 June 2021 Expired: 24 June 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 a 2-storey Victorian semi-detached dwelling situated at the northern end of Wilton Road in the Chorlton ward.

The red brick property has access along the south side to a small rear garden which has a detached brick garage running along the rear boundary. There is no vehicular access to this garage and no in curtilage parking in the front garden area.

Listed building: Not applicable

Conservation area: ---

Tree Preservation Order: ---

Description of area

Wilton Road lies just south of High Lane and north of Beech Road. It is a residential area characterised by similar terraced or semi-detached housing close to the amenities of Beech Road and Chorlton District Centre.

Description of development

Erection of rear roof dormer and single storey extension to detached garage.

The application proposes a small amount of development to provide additional living accommodation.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

The application is assessed under saved policies in the development plan including UDP policy DC1 and Core Strategy policies SP1 and DM1.

Issues

The application is considered to have acceptable impacts on residential and visual amenity for the following reasons;

Residential amenity

The dormer is proposed to come off the rear eaves above an existing first floor bedroom window. It has a low, flat roof profile and full height French doors with a Juliet balcony overlooking the rear garden. Beyond the garden is the garden and side elevation of the Manchester Buddhist Centre at 21 High Lane.

The window to window distance to this non-residential building is 31 metres. There are no concerns that this element of the proposal will give rise to any intrusive overlooking.

The garage extension raises the height by approximately 250mm and maintains the existing dual pitched roof profile. It also extends the length by 818mm on the south-western elevation and will remain sited on the rear garden boundary shared with the Buddhist Centre. Lightwells are proposed in the front and rear roof slopes. None of these proposals will result in a loss of existing levels of amenity to surrounding occupiers.

From the floorplans, there is no indication of the use of the former garage. A condition is therefore appended to ensure that the use remains ancillary to the main house in the interests of residential amenity.

Visual amenity

The dormer is proposed on the rear roof slope in conjunction with a loft conversion which makes up the majority of additional floorspace within the original steep pitched roof. It is a relatively simple, shed type projection that is set down 940mm off the apex of the main roof so is not visible from the front elevation.

It has a height of 1.203 metres, width of 2.179 metres and depth of 1.661 metres which gives a relatively small 4.35m³ addition.

Light and ventilation is provided by the proposed French doors which will be sited vertically off the eaves so that the windows form an elevation off the first floor down to the internal floor level. This forms a neat, vertically proportioned relationship with the rear elevation of the host property, and so integrates well with this elevation.

The face and cheeks are proposed to be covered in hung slate to match the existing roof materials. This is required to be implemented by way of condition 3 at the end of this report.

A low profile (under 150mm) upstand roof light is also proposed alongside the dormer which, like the dormer is a common feature on domestic dwellings which raises no amenity concerns. Two similar roof lights are proposed for the front elevation which, due to the height and pitch of the roof and the relatively shallow depth of roof lights, will form an unobtrusive addition to the front roof slope, with no detrimental loss of amenity.

The outbuilding extension is a modest scale of development that be almost imperceptible and contained entirely within the private rear garden. It is proposed to be finished in materials to match the existing which will help it to assimilate with the existing building.

On balance, the proposals accord with saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Parking and Bin storage are unaffected by the proposals in this application.

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 received no objections on notification and 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 14th of May 2021 or as stated:

Application form

Location Plan

Block Plan

Existing Elevations Ref: 1963/1

Existing Plans Ref: 1963/2

Proposed Elevations Ref: 1963/3/B

Proposed Loft Conversion Floor Plans Ref: 1963/4/A

Existing and Proposed Garage Plans and Elevations Ref: 1963/5

Photos

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 match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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 extended garage/outbuilding hereby approved shall only be used for purposes incidental to the enjoyment of the main dwellinghouse at 3 Wilton Road and shall not be used as a self-contained unit(s) or separate dwellinghouse(s) at any time.

Reason - To prevent any over intensive use of the property and to safeguard the amenity of neighbouring residential occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Wilton Road, Chorlton, Manchester, M21 9GS

1 Wilton Road, Chorlton, Manchester, M21 9GS

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) -

Area Team Boundary - Name: SOUTH