

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 130374/FH/2021

**Date registered valid:** 19 May 2021

**Proposal:** Erection of a single storey side and rear extension together with dormer roof extension to provide additional living accommodation

**Address:** 34 Cartwright Road, Manchester, M21 9EY

**Ward(s):** Chorlton Ward

**Applicant:** Mr Coates, 34 Cartwright Road, Manchester, M21 9EY

**Agent (if any):** Mr Steve Mellor, William McCall, The Old Post Room, 34 Chew Valley Road, Saddleworth, OL3 7DA

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 27 July 2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 28 May 2021      Expired: 18 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 property that is the subject of this householder planning application is a mid-terraced dwellinghouse in the Chorlton ward of the City. The property is identified as 34 Cartwright Road. It is a 2 storey red brick house with bay windows to the ground floor, and a porch that runs across two properties together. There are 2 steps up to the front door, which is a common feature with all the properties within that terrace. The pavement to the front is wide and is planted up with street trees. There is a small walled garden to the frontage, and a yard area to the rear enclosed by a 1.8m high brick wall with coping stones atop.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

Cartwright Road is residential in nature and comprises of red brick Victorian terraced dwellinghouses with small gardens, located between the west end of Beech Road and Ivy Green/Turn Moss within Chorlton. It is located on a sustainable transport network, with easily accessible local services.

## **Description of development**

The proposal is for the erection of an infill single storey rear extension to square off the rear of the property, and a rear box dormer within the existing plane of the roof. There are 2 Velux style windows proposed in the existing front elevation, however these do not require planning permission.

## **Consultations & Notification Responses**

Local Residents- were informed, no representations have been received.

Environment Health- require the installation of a proprietary gas membrane, the applicant submitted the technical specification which have been agreed by officers, and this will form part of the specified plans condition.

## **Issues**

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

## **Issues**

**Principle** - The principle of the erection of a single storey rear infill extension and construction of a rear box dormer to provide additional living accommodation is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

**Siting, scale and massing** - The single storey extension would have a mono-pitched roof with the lowest point at the eaves being on the common boundary with the neighbouring property at number 32 Cartwright Road. There are 3 Velux type windows proposed in the plane of the roof, with a bi fold door incorporated within the rear elevation across the proposed extension and the existing rear elevation at ground floor. The doors would look out onto the applicants' own garden.

The additional roof space created would have a volume far less than the permitted threshold for terraced houses of 40 cubic metres, under the GDPO (2015), therefore the scale of the proposal is considered acceptable.

**Appearance and visual amenity** - The dormer would feature a GRP flat roof, with anthracite cladding to the front and cheeks to match the colour of the main roof. The loft conversion would feature two windows in the rear elevation and two rooflights in the front roof slope (although these would not require planning permission). It would provide additional accommodation in the form of 2 additional bedrooms and a bathroom. The design of the proposal is to be expected of such development and would appear similar to those which already exist at many properties along this terrace including the property immediately adjacent to the proposal site and surrounding terraces. The dormer would not be highly visible from the public highway as the

house is situated within a secure gated alleyway. The proposed dormer is considered to be pursuant to policies DM1, DC1 and SP1.

**Residential amenity** - Whilst it is acknowledged that the proposed single storey extension would have some impact upon the level of amenity currently enjoyed by the neighbouring property the extension would be constructed with the lowest point at the eaves being on the boundary with number 32 Cartwright Road, which reduces the massing and impact upon the property. It is not considered so detrimental as to merit refusal. No objections have been received as a result of the consultation exercise.

The single storey extension infills the gap alongside the original outrigger, projecting no further rearward into the yard than the existing property. As such there would be sufficient amenity space retained for the occupants of the host property.

The dormer, by way of its siting, orientation and scale, is not considered to affect the levels of residential amenity currently enjoyed by the surrounding occupiers. At least 14 properties along the two rows of terraces (Cartwright Road and Eleanor Road) have already installed very similar rear box dormers, which do not overshadow other properties. The rear elevation is set back far enough to not cause significant overlooking of the rear neighbours. Hence, the proposal is considered acceptable in terms of its impacts upon residential amenity.

**Waste Management**- The bins are currently stored in the rear alleyway and brought kerb side on collection day. This situation would remain the same post construction.

**Conclusion** - The proposal complies with policies DC1, DM1, SP1 and the NPPF, did not receive any objections and is not thought to harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or character of the area within which it is located. It is considered that the proposed development is considered acceptable subject to compliance with the appropriate conditions.

### **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 problems arising in relation to dealing with the planning application. The application

has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

**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:

02/21/30-2 of 2 Location Plan Site Plan-received 13th May 2021

02/21/30- 1 of 2 Existing and Proposed Floor Plans and Elevations- received 13th May 2021

Approved details of gas membrane- received 8th July and 22nd July 2021 respectively.

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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and the proposed materials as stated on the submitted drawing and schedule of materials within the Householder Application Form.

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 application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

29 Eleanor Road, Manchester, M21 9FZ  
31 Eleanor Road, Manchester, M21 9FZ  
33 Eleanor Road, Manchester, M21 9FZ  
36 Cartwright Road, Manchester, M21 9EY  
32 Cartwright Road, Manchester, M21 9EY

## **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  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: SOUTH