

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129739/FH/2021

Date registered valid: 22 March 2021

Proposal: Hip to gable conversion with installation of rear dormer and erection of new porch to provide additional living accommodation

Address: 7 Belwood Road, Manchester, M21 8BS

Ward(s): Chorlton Ward

Applicant: Radha Mehan, 7 Belwood Road, Manchester, M21 8BS

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 March 2021 Expired: 15 April 2021

Site notice: Posted: 1 April 2021 Expired: 22 April 2021

Press advert: Published: 30 March 2021 Expired: 20 April 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992 (adjacent to, not within)

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render, with a hipped roof and front gable. The property features an existing single storey side and rear extension and a small dormer window within the rear slope. The plot includes a front garden and a particularly long rear garden, which slopes down to Chorlton Brook, containing a one and a half storey outbuilding with rear facing balcony, built into the hill.

Description of area

Belwood Road lies just north of Chorltonville and benefits from its proximity to Beech Road Park and many local shops, bars and restaurants as well as transport links. The rear garden borders the conservation area but the property does not lie within the boundary.

Description of development

The applicant wishes to build a porch to the front, carry out a hip to gable roof alteration and install a larger rear dormer, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2019):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of installing a hip to gable roof extension and rear box dormer along with front porch to provide additional living space for a family dwellinghouse 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 front porch would project beyond the bay window by 0.85m, with an overall depth of 1.5m from the principal elevation. It would measure 2.55m in width, resulting in a footprint of 3.82m², with a height to eaves of 2.45m and a ridge height of 3.1m. The porch would be set well away from the public highway and 2.3m from the nearest boundary (that shared with No.6). The replacement dormer would measure 5.1m in width, 2.1m in height and 3.7m in depth, creating an additional 19.81 cubic metres of roof space. There would be a setback from the eaves of 0.5m and it would not exceed the height of the main ridge. The hip to gable roof alteration would extend the ridge by 3.25m, with a height of 2.6m and a gable width of 7.9m, creating an additional 11.13 cubic metres of roof space. It would be set in 0.5m from the party wall and new gable. The overall additional roof space created would have a volume of 30.94 cubic metres, which falls well below the threshold for non-terraced houses under permitted development (of 50m³), which is considered acceptable, particularly given the precedent for roof extensions in the immediate area, as similar dormers can be seen at No's 3, 11, 13, 17, 19, 23, 28 and 30 Belwood Road. The roof extensions are considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The porch would be constructed of materials to match the existing house, including red brickwork, roof tiles and uPVC windows. It is sited within the original frontage, is deemed proportionate for the dwelling and should not negatively impact upon the street scene given the majority of the surrounding properties have added porches. The new gable would be built of brick to match existing and the dormer would be clad in grey zinc. Similar grey/metal clad dormers can be seen at many other houses in the immediate vicinity, such as No's 3 and 23 Belwood, as this area has been significantly altered by residential extensions. The rear dormer would not be readily from the public highway and therefore would not form a prominent feature within the street scene but the hip to gable extension would. However at least 8 other properties on Belwood Road have already carried out hip to gable extensions, hence the proposed works are not considered to cause further harm to the

streetscene or wider area. The dormer would face Chorltonville Conservation Area, however it would be sited 40m+ from the edge of it. The proposed materials are of good quality and the design is to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor alter the character of the area.

Residential amenity – Due to the siting and scale of the roof extensions and porch, it is not considered that the works would result in an undue loss of daylight, sunlight or privacy for the surrounding occupiers and thus would not cause undue harm to residential amenity. There are no side windows proposed at first or second floor and the rear windows within the dormer would provide views down the 40m long rear garden. In addition to this, no objections were received from local residents.

Flooding – The 40m long rear garden slopes down to Chorlton Brook (see site photos and satellite image) and therefore is within flood zones 2 and 3, however the small proposed front porch is sited at the front, approximately 22m north of the edge of the flood zones and therefore should not be at an increased risk of flooding.

Conclusion – The property is not located within a conservation area and thus could build the proposal under permitted development if the cladding were hanging tiles instead of zinc. The proposals comply with policies DM1, DC1, SP1 and the NPPF, they received no objections and are not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following 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. No significant

problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '04' and '05', stamped as received by the City Council as Local Planning Authority with the application form on the 16th March 2021 and the revised drawing numbered '06', stamped as received by the City Council as Local Planning Authority on the 22nd March 2021.

Reason - To ensure 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 dormer, gable and porch hereby permitted shall match those specified on the submitted application form, including brickwork and roof tiles to match existing, along with zinc cladding.

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.

Appendix 1 – List of consultees & neighbours notified

70 Claude Road, Manchester, M21 8DF
72 Claude Road, Manchester, M21 8DF
8 Belwood Road, Manchester, M21 8BS
39 Beaumont Road, Manchester, M21 8BG
74 Claude Road, Manchester, M21 8DF
68 Claude Road, Manchester, M21 8DF
9 Belwood Road, Manchester, M21 8BS
6 Belwood Road, Manchester, M21 8BS

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH