

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130227/LP/2021

Date registered valid: 21 May 2021

Proposal: Certificate of Lawful Proposed Development for the installation of dormer to rear and roof alteration from hip to gable

Address: 13 Greenstead Avenue, Manchester, M8 0WR

Ward(s): Crumpsall Ward

Applicant: Mr Shezad Ali, 13 Greenstead Avenue, Manchester, M8 0WR

Agent (if any): Mr M. Amjad Design 4 Build Services 77 Fields New Road, Oldham, OL9 8BT

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

Recommendation: Approve

Date of recommendation: 23 June 2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 property relates to a two storey, bay fronted, semi-detached dwellinghouse. The property incorporates front and rear garden areas and a shared driveway leading to a detached garage building at the rear. The rear boundary of the property adjoins an area of open space beyond which is an operational Metrolink line.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate surroundings are predominantly residential in character, mainly comprising two storey dwellinghouses.

Description of development

A certificate of proposed lawful development is sought for the installation of a rear roof dormer to facilitate additional living accommodation within the roof-space. In addition, it is proposed to convert the present hipped roof to that of gable. No windows are proposed to the resultant roof space to the side elevation.

The proposed dormer extends across the full width of the rear roof-space and sits below the roof ridge, set back from the eaves of the original house by 200mm. The dormer does not project beyond the plane of the roof.

The submitted details indicate external materials to match the original dwellinghouse and the floorspace to not exceed more than 40 cubic metres – the relevant threshold for semi-terraced dwellinghouses.

Consultations & Notification Responses

None Required.

Planning History

129004/FH/2020

Part retrospective creation of boundary walls and fencing, the introduction of hard landscaping comprising of walls and steps and modification of ground level within the rear garden area.
Pending Consideration.

079486/FH/2006/N1

Erection of a single storey rear extension to form kitchen, dining room and study. *Approved 18 July 2006.*

Issues

Lawfulness

With reference to the relevant legislation contained Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended, the proposed rear dormer and hip to gable constitutes permitted development.

The property is not situated within a protected area, the roof subject to the alterations does not form principle elevation facing the highway, the dormer has been set back at least 200mm from the eaves and does not exceed the existing roof ridge. In addition, the floorspace of the dormer does not exceed more than 40m³ of the original roof-space and the submitted details indicate the use of matching materials. An informative has been included in this regard.

On this basis and with reference to the other criteria listed within the General Permitted Development Order, the proposed dormer meets the definition of permitted development.

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

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

1) Approve on the basis that proposed rear roof dormer and roof alterations detailed on the location plan drawings numbered AM-PP-2 received by the City Council as Local Planning Authority on 28 April 2021 23 April 2021 respectively, constitutes permitted development, in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appendix 1 – List of consultees & neighbours notified

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