

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129896/FH/2021

Date registered valid: 30 March 2021

Proposal: Installation of dormer extension to side

Address: 1 Meadow Bank, Manchester, M21 8EF

Ward(s): Chorlton Ward

Applicant: Mr Mario Bortolozzo, 1 Meadow Bank, Manchester, M21 8EF

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 May 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2021

Standard consultations:

Printed: 12 April 2021 Expired: 3 May 2021

Neighbour notifications

Printed: 12 April 2021 Expired: 3 May 2021

Site notice

Posted: 15 April 2021 Expired: 6 May 2021

Press advert

Published: 20 April 2021 Expired: 11 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a detached Arts and Crafts style property situated on the south side of Meadow Bank in the Chorltonville conservation area.

The property is of a traditional roughcast render construction sitting on a red brick plinth.

The plan form is square with a cross gable roof. The roof slope on the east side, partially visible beyond a 2-storey canted bay, is a catslide and all roofs are covered in brown-grey clay tiles.

The property has gardens at the front and rear with parking on the east side and a detached garage in the rear garden to the west.

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The site lies on the southern edge of the Chorltonville conservation area characterised by a variety of detached or demi detached houses within an Arts and Crafts theme set within medium to large scale garden plots to the north, east and west, and fronted by tree-lined grass verges and village greens.

It is bounded to the south by West Didsbury and Chorlton AFC with the Mersey Valley beyond and further west, whilst Chorlton District Centre is situated just over 1Km to the north.

Description of development

Installation of dormer extension to side.

The dormer is proposed at first floor level on the east-facing catslide roof and will provide an en-suite bathroom with storage.

The application is a re-submission of 108788/FH/2015 which was approved but was not implemented within the 3 years following approval.

Consultations & Notification Responses

Neighbour notifications and site notice - No comments received.

Chorlton Voice – No comments received.

Issues

Saved UDP policies DC1 and DC18.1

Core Strategy policies DM1 and EN3

Principle

The application is for a small addition to the roof of a property in a residential area. Provision is made for extensions in saved UDP policy DC1, subject to satisfactory compliance with the impacts on residential and visual amenity, in this case including the character of the conservation area.



Residential amenity

The proposal represents a modest addition to the side roof slope that is contained within the mass of the deep catslide roof. As the addition is for an en-suite bathroom, a small Velux or similar window is proposed in the roof which, due to the size, angle on the roof and distance to the nearest dwelling – No.87 South Drive, presents no overlooking opportunities.

Visual amenity

The dormer in this scheme is a 3.88-metre width 2.75-metre high and 1.8-metre deep shed type structure with a deep sloping roof. It will be sited on the east-facing catslide roof slope behind the projecting 2-storey gabled bay. Approximately half of this roof has long-ranging visibility across the green from Nos.70-72 South Drive to the north.

House styles in this part of the conservation area have lots of variation within the Arts and Crafts theme. Dormers appear as original features on the front elevation of some house types, eg: Nos.50-52 and 72-74 South Drive and Nos.14-16 Meadow Bank, the latter being across the road from the site. The front dormers on this house type are shed types with flat roofs with either dark stained timber or lead cheeks and lead or tiled roofs.



The proposed dormer has a relatively slim profile with a deep sloping roof which responds to the proportions and style of the host roof.

The eaves are proposed to line through with the top of the upper floor bay window on the side elevation which responds to the siting of dormers seen in the local area.

Materials proposed are dark stained timber cheeks to match the

timber fascia and other expressed roof timbers, and clay tiles to match the existing roof tiles. The materials are as approved in the 2015 application and feature in other original front-facing shed type dormers, eg: Nos.50-52 South Drive.

In this context, the dormer would not appear as an incongruous addition to the roof or out of character with the style and materials as found in other dwellings within the conservation area. The impact on the character of the dwelling and wider conservation area is considered to be neutral to positive.

On the basis of the above, the proposal is in accordance with saved UDP policy DC1 and DC18 and Core Strategy policies DM1 and EN3.

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 comments on public notification and has been determined in a timely manner.

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:

Application Form 30 Mar 2021

Drawing - Location Plan 30 Mar 2021 AS1

Drawing - Existing & Proposed 30 Mar 2021 067-AL2 Floor Plan

Drawing - Existing & Proposed 30 Mar 2021 067-AL3 Roof

Drawing - Existing & Proposed 30 Mar 2021 AL3 Elevations

Drawing - Existing & Proposed 30 Mar 2021 AV1 Elevations

Drawing - Existing & Proposed 30 Mar 2021 AV2 Elevations

Drawing - Existing & Proposed 30 Mar 2021 AV4 Elevations

Drawing - Existing & Proposed 30 Mar 2021 Plans and Elevations

Drawing - Proposed 30 Mar 2021 General Details

Drawing - Proposed 30 Mar 2021 AL5 Floor Plan

Drawing - Proposed 30 Mar 2021 AL8 Plan

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policies DC1 and DC18.1 of the Unitary Development Plan and to policies DM1 and EN3 of the adopted Core Strategy for the City of Manchester.

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 - 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 in accordance with saved policies DC1 and DC18.1 of the Unitary Development Plan and to policies DM1 and EN3 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

16 Meadow Bank, Manchester, M21 8FP
14 Meadow Bank, Manchester, M21 8FP
Caretakers Flat, Umist Sports Pavillion, Hardy Lane, Manchester, M21 2LB
Betel UK, Hardy Farm Pavilion, Hardy Lane, Manchester, M21 8DP
5 Meadow Bank, Manchester, M21 8EF
18 Meadow Bank, Manchester, M21 8EE
3 Meadow Bank, Manchester, M21 8EF
20 Meadow Bank, Manchester, M21 8EE
87 South Drive, Manchester, M21 8ED

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) -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH