

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133072/FH/2022

Date registered valid: 21 April 2022

Proposal: Installation of dormer to rear

Address: 5 Norgate Street, Manchester, M20 2DG

Ward(s): Didsbury West Ward

Applicant: Mr Mark Henderson 5 Norgate Street, Manchester, Manchester, M20 2DG

Agent (if any): Mr Chris Wilkinson CD Wilkinson Plans 5 Highmeadow, Outwood, M26 1YN

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8th June 2022

Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:		
Standard consultations:	Printed: 26 April 2022	Expired: 17 May 2022
Neighbour notifications	Printed: 26 April 2022	Expired: 17 May 2022
Site notice	Posted:	Expired:
Press advert	Published: 3 May 2022	Expired: 24 May 2022
Departure from Development Plan:	No	
Environmental Statement:	Not required	

Description of site/building

The site relates to a two storey mid terrace property in the Didsbury West ward of Manchester.



Listed building: Not applicable Although Didsbury Library and Emmanuel Church buildings (grade II) are located to the south and south west

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: N/A

Description of area

The area is predominantly residential in character located close to Didsbury District Centre.

Description of development

The applicant is seeking planning permission for the installation of a rear dormer

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

Didsbury Civic Society – No comments received in respect of this application.

Policy and 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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 DC18 for Conservation Areas
- 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 3 Heritage
- o Policy EN19 Waste
- 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.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been no previous planning applications relating to this site.

Residential Amenity

The property has an existing small rear dormer and two storey outrigger with single storey rear extension. The applicant proposes the installation of a rear dormer window which would extend

across the roof set down slightly from the ridge line of the original roof height and in from the side walls of the house. Two windows are proposed which overlooks the rear garden. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the dormer is set back from the eaves. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The location of the dormer is on the rear and would not be visible from the public highway although would be seen from public areas such as the library and church grounds to the south. However, the existence of the existing dormers to the rear of properties on Norgate Street mean that the character of the area would not be significantly impacted as a result of the proposal and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible especially given that other rear dormers are a strong feature within the immediate area.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed dormer is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed dormer is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Impact on the Blackburn Park Conservation Area

The proposal would be located in a suitable position and is considered would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 12th April 2022 Heritage Statement

Received on 21st April 2022 numbered 2411_DID_01 Revisions B Existing and Proposed Floor Plans and Elevations

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 dormer hereby permitted shall match those of the existing roof tile in type, size, colour and texture.

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 structure, and that there are no unacceptable impacts on the conservation area where the property is located pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC18.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

Didsbury War Memorial, Wilmslow Road, Manchester, M20 2DN
Home Cafe, St James And Emmanuel Church, Barlow Moor Road, Manchester, M20 6TR
St James And Emmanuel Church, Barlow Moor Road, Manchester, M20 6TR
Flat At, Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
688 Wilmslow Road, Manchester, M20 2DN
684 - 686 Wilmslow Road, Manchester, M20 2DN
680 Wilmslow Road, Manchester, M20 2DN
Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN
Aldi Foodstore Ltd, 674 Wilmslow Road, Manchester, M20 2DN
9 Norgate Street, Manchester, M20 2DG
7 Norgate Street, Manchester, M20 2DG
3 Norgate Street, Manchester, M20 2DG
1 Norgate Street, Manchester, M20 2DG
Sixth Floor, 34 High Street, Manchester, M4 1QB
Fifth Floor, 34 High Street, Manchester, M4 1QB
Fourth Floor, 34 High Street, Manchester, M4 1QB
Third Floor, 34 High Street, Manchester, M4 1QB
Fourth Floor, 20 - 22 High Street, Manchester, M4 1QB
Third Floor, 20 - 22 High Street, Manchester, M4 1QB
Manchester Dental Practice, First Floor, 34 High Street, Manchester, M4 1QB
First Floor, 20 - 22 High Street, Manchester, M4 1QB
Second Floor, 20 - 22 High Street, Manchester, M4 1QB
Basement, 20 - 22 High Street, Manchester, M4 1QB
First Floor, 32 High Street, Manchester, M4 1QB
Poppleton And Appleby Ltd, 34 High Street, Manchester, M4 1QB
Unit 1, Market Stalls, Church Street, Manchester, M4 1PN
Unit 2, Market Stalls, Church Street, Manchester, M4 1PN
1A High Street, Manchester, M4 1QB
8 High Street, Manchester, M4 1QB
Cooperative Retail Services Ltd, 38 High Street, Manchester, M4 1QB

Ground Floor And Basement, 24 High Street, Manchester, M4 1QB
Debenhams, 109 - 127 Market Street, Manchester, M60 1TA
34 High Street, Manchester, M4 1AH
Ground Floor, 20 - 22 High Street, Manchester, M4 1QB
24 High Street, Manchester, M4 1QB
Basement, 32 High Street, Manchester, M4 1QB
36 High Street, Manchester, M4 1QB
32 High Street, Manchester, M4 1QD
20 - 22 High Street, Manchester, M4 1QB
26 - 28 High Street, Manchester, M4 1QB
30 High Street, Manchester, M4 1QB

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 - Blackburn Park Conservation Area 1979
Area Team Boundary - Name: SOUTH