

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133201/FH/2022

Date registered valid: 6 April 2022

Proposal: Erection of a single storey rear extension and installation of rear roof dormer following demolition of the existing dormer to form additional living accommodation

Address: 39 Clarendon Road West, Manchester, M21 0RN

Ward(s): Chorlton Ward

Applicant: Mr Rob McClenaghan-Harrop 39 Clarendon Road West, Manchester, M21 0RN

Agent (if any): Mr James Mather James Mather Architecture 26 Dryden Avenue, Stockport, SK8 2AW

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 May 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 April 2022 Expired: 10 May 2022

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 site relates to a large two storey semi-detached villa house. The property is predominantly red brick with red concrete tiled roof which would have been originally either slate or a rosemary roof tile. At the rear is a two storey outrigger with a gable end roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is residential in character comprising of similar two storey semi-detached villas and interwar era housing.

Description of development

The applicant is seeking planning permission to erect a single storey rear extension and installation of rear roof dormer following demolition of the existing dormer to form additional living accommodation

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

The Principle - Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The single storey rear and side extension in principle is considered to be acceptable subject to satisfactory impacts on residential and visual amenity, parking, and bin storage in accordance with the above development plan policies.

Residential and Visual Amenity – The proposed single storey rear and side extension would have a maximum rearward projection of 3.665 metres and a width of 1.21 metres form an extension to the existing outrigger in particular the single storey element as shown in photograph 2. The proposal will incorporate the single storey outrigger element and thus the roof of the single storey element will be reduced so that it matches the height of the proposals lean to roof with a maximum height of 3.547 metres and an eaves height of 3.01 metres.

There are no windows proposed at the side and therefore there are no privacy issues for the occupiers at no.41 Clarendon Road West. There would be a door to allow access into the garden from the rear elevation accessed via steps.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP



Photograph 2: Rear elevation and existing conservatory. Source: Site Photographs

The proposed materials would match those on the original dwellinghouse, and the design of the proposal is considered to be in keeping with the character of the property.

The proposed dormer would replace the existing dormer on the outrigger roof, the proposed dormer would form an L shape dormer occupying the roofspace of the main house and outrigger. During the course of the application concerns were raised regarding the windows at the side of the dormer and given their elevated position could result in either direct overlooking or the perception of overlooking, whilst the one of the windows is to a shower room as labelled on the proposed plans can and has been recommended for a condition to be obscurely glazed, the applicant has moved the bedroom window to the rear to address these concerns. The new position is considered to be acceptable and would not result in a loss of amenity of privacy as a result of its position in the roof space.

The drawings indicate grey roof tiles as existing and that the dormer would be a roofing membrane and dark grey cladding. This is considered acceptable, a quick glance of the nearby properties reveals that there are other examples of dormers including L-shape dormers in the wider area.

Overall, it is considered that the proposed single storey rear extension and dormer would be subservient to the original dwellinghouse and not result in an overly dominant structure that overshadows the neighbouring properties.

Car Parking – Car Parking would be unaffected by the proposal, there is a large garage at the rear and access will still be maintained from the side.

Refuse Storage – Bins are still capable of being stored at the side of the property.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

2155_2105 Rev D and 2155_2100 Rev D received by the City Council as Local Planning Authority on the 24.05.2022

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 extension hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse 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 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) Before first occupation the dormer window in the side elevation facing 41 Clarendon Road West shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Dacre Avenue, Manchester, M16 0BX
8 Dacre Avenue, Manchester, M16 0BX
36 Clarendon Road West, Manchester, M21 0RW
41 Clarendon Road West, Manchester, M21 0RN
37 Clarendon Road West, Manchester, M21 0RN
35 Clarendon Road West, Manchester, M21 0RN
38 Clarendon Road West, Manchester, M21 0RL

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH