

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129622/LP/2021

Date registered valid: 8 March 2021

Proposal: Certificate of lawful proposed development for the installation of a rear dormer and 3no. roof lights to the front

Address: 74 Newport Road, Manchester, M21 9WN

Ward(s): Chorlton Ward

Applicant: Mr Pete Costello, 74 Newport Road, Manchester, M21 9WN

Agent (if any): Mr Thomas Burney, 159 Hart Road,, M14 7BA

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 March 2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit: None required for this type of application

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 property that is the subject of this lawful proposed development application is identified as 74 Newport Road in the Chorlton ward of the City. It is a red brick built 2 storey semi-detached property. It has bay windows ground and first floor and is of some architectural merit. There are gardens to the front and rear with the front being a small walled garden with a low brick wall with hedging behind. The rear garden is accessed down the side of the property and is laid mainly to lawn.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Newport Road is a residential road in the ward of Chorlton, featuring both terraced and semi-detached red brick family dwellinghouses with modest gardens. The area benefits from its proximity to the district centre and Metrolink stop.

The remainder of the area is predominantly residential in nature

Description of development

The applicant wishes to install a rear box dormer to provide additional living accommodation in the form of an additional bedroom, bathroom and study.

Consultations & Notification Responses

None required for this type of application.

Issues

Policy

The Town and Country Planning, Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 constitutes permitted development in relation to roof extensions and alterations:

- Class B - additions etc to the roof of a dwellinghouse
- Class C - other alterations to the roof of a dwellinghouse

Assessment

The proposed dormer is to be sited within the rear roof slope to create additional living accommodation within the loft space. The property is not within a conservation area nor is the property listed. The dormer would not exceed the highest point of the roof and would be set back from the eaves on the rear elevation, set in from the party wall and the roof edge to the other side. This side elevation would not contain any windows. The additional roof space created would have an approximate volume of 19 cubic metres, which is well below the permitted threshold for semi-detached houses (50 cubic metres). The additional volume is approximately calculated as follows:

- Rear dormer volume = $\frac{1}{2} \times (\text{width} \times \text{depth} \times \text{height})$
= $\frac{1}{2} \times (6.1\text{m} \times 3.1\text{m} \times 2.0\text{m})$
= $\frac{1}{2} \times 37.82$
= 18.91 cubic metres.

The materials proposed would match the existing dwellinghouse, with hanging tiles to the dormer cheeks and face to match the roof, (the agent has confirmed that they will be looking to match the slate) with a flat GRP roof and white uPVC windows. The proposed rooflights (3no) on the front slope would project no greater than 150mm beyond the plane of the roof slope. Therefore, the proposed dormer and elevational alterations accord with the regulations set out in the General Permitted Development Order (2015) and is deemed permitted development not requiring planning permission. In addition to this, given the precedence in the area and suitable design and materials of the proposal, it is not considered the dormer would negatively impact upon the visual amenity of the house or area nor the residential amenity of the surrounding occupiers.

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 the proposed dormer and rooflights shown on drawings numbered: PL001 Existing Floor Plans and Elevations and PL002 Proposed Floor Plans and Elevations, stamped as received by the City Council as Local Planning Authority on the 8th March 2021, constitutes permitted development in accordance with Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appendix 1 – List of consultees & neighbours notified

None required for this type of application

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
Area Team Boundary - Name: SOUTH