

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129381/FO/2021

Date registered valid: 11 February 2021

Proposal: Erection of rear dormer extension and front roof windows in association with conversion of second floor into additional self contained flat

Address: 169 Dickenson Road, Manchester, M13 0YN

Ward(s): Rusholme Ward

Applicant: Mr Sardar Mohammed 65 The Avenue, Manchester , M33 4GA

Agent (if any): Mr Dominic Lim Team2Design 1 Kingfield Road, Orrell Park, Liverpool, L9 3AL

Case officer: Ian Jarvis
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Recommendation: APPROVE

Date of recommendation: 7 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 February 2021 Expired: 8 March 2021

Neighbour notifications

Printed: 15 February 2021 Expired: 8 March 2021

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to a shop unit, with a two bedroom flat above, in a parade of 14 shop units in a local shopping centre.

It is proposed to erect a rear dormer extension to facilitate the creation of a second two bedroom flat within the roof space. The dormer would be set away from all roof edges and would have a flat roof. In addition two roof lights are proposed on the rear elevation, between the top of the dormer and roof apex, and four roof lights are proposed on the front elevation.

The proposal also indicates refurbishment works to the existing first floor flat.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Makes the following comments:

Whilst no dedicated on-site parking is provided, we consider that any additional parking demands associated with the additional unit can be accommodated within the locality.

The existing waste management arrangements are still applicable and are acceptable to Highways.

The pedestrian access arrangements are acceptable from a highway perspective

Strategic area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to refuse and the acoustic insulation of the premises.

Greater Manchester Police - Have made a number of suggestions to improve security at the property. These have been provided to the applicant as an informative.

Issues

National Planning Policy Framework (February 2019) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and communities' health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There should be a presumption in favour of sustainable development and planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 124).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Principle - The residential use, of the upper floor of this property, and installation of roof lights, are allowed as permitted development and are not therefore subject of this application. The works, subject of this application, is therefore purely the installation of the rear dormer.

Impact of works - The proposed dormer is considered to be of a relatively moderate scale and is set well below the roof apex and away from all roof edges. On a purely residential property it would also have constituted permitted development. In addition the property backs onto 2 storey commercial premises, at the rear, so it is not easily viewed from the road or any nearby residential properties. Whilst it is not easily visible, the relationship between the proposed materials, and existing roof, is not clear. A condition relating to the approval of materials is therefore proposed.

Environmental Health suggested conditions - A condition is suggested regarding the acoustic insulation of the premises. However, as the proposed second flat does not actually require consent, and is not subject of this application, such a condition is considered to be unreasonable. However, in relation to refuse, the proposed dormer extension does allow for increased sized accommodation to be created at the site and it is considered reasonable for clarification to be sought in relation to the proposed residential/commercial refuse arrangements. An appropriate condition is therefore proposed.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case the proposal was considered to be in accordance with City Council policy and no amendments were sought.

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 site location plan, the design and access statement and drawings numbered 169DR/01, 169DR/02 and 169DR/03, stamped as received by the City Council, as Local Planning Authority on 11 February 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3) Prior to first occupation of the top floor apartment, a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Prior to the installation of the dormer extension hereby approved, samples of materials shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

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 of the area within which the site is located, pursuant to policies EN1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of the resulting dwelling shall be used for any other purpose than Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3.

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) It is recommended that the apartments are fitted with a monitored alarm system with PIR monitors, it should comply with either:

- BS EN 50131 and PD 6662 for wired systems
- BS 6799 for wireless systems

-The apartment entrance doors must be compliant with and certified to BS PAS 24. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead.

- Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:

- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors (manual override is also permissible).

- External lighting must be provided to the side passageway and rear of the building, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.

- Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.

- The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Ground Floor, 173 Dickenson Road, Manchester, M13 0YN
173A Dickenson Road, Manchester, M13 0YN
Ground Floor, 163 - 165 Dickenson Road, Manchester, M13 0YN
Birchfields Park Lodge, Dickenson Road, Manchester, M14 5HY
163 - 165 Dickenson Road, Manchester, M13 0YN
45A Anson Road, Manchester, M14 5DE
Ground Floor, 167 Dickenson Road, Manchester, M13 0YN
Flat Above, 49 Anson Road, Manchester, M14 5DE
Flat Above, 171 Dickenson Road, Manchester, M13 0YN
Flat 2, 175A Dickenson Road, Manchester, M13 0YN
Flat 1, 175A Dickenson Road, Manchester, M13 0YN
167 Dickenson Road, Manchester, M13 0YN
169A Dickenson Road, Manchester, M13 0YN
Flat 2, 167A Dickenson Road, Manchester, M13 0YN
175 Dickenson Road, Manchester, M13 0YN
244 Dickenson Road, Manchester, M13 0YL
3 Birchfields Road, Manchester, M13 0XP
1 Birchfields Road, Manchester, M13 0XP
49A Anson Road, Manchester, M14 5DE
Flat 1, 167A Dickenson Road, Manchester, M13 0YN
Flat 2, 49A Anson Road, Manchester, M14 5DE
Flat 1, 49A Anson Road, Manchester, M14 5DE
242 Dickenson Road, Manchester, M13 0YL
45 - 49 Anson Road, Manchester, M14 5DE
171 Dickenson Road, Manchester, M13 0YN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2