

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128747/FH/2020

Date registered valid: 1 December 2020

Proposal: Erection of single storey rear extension together with the installation of dormer to rear and two dormer windows to front elevations to form additional living accommodation

Address: 12 Wigmore Road, Manchester, M8 0NP

Ward(s): Cheetham Ward

Applicant: Mr & Mrs Ishtiaq & Naila Shamail Mohammad, 12 Wigmore Road, Manchester, M8 0NP

Agent (if any): Mr Talat Zeria HSH Engineering Design Service 428 Cheetham Hill Road, Cheetham, Manchester, M8 9LE, United Kingdom

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 December 2020

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 December 2020 Expired: 23 December 2020

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 semi-detached bungalow, incorporating a concrete tiled, gable roof. To the front and rear are garden areas. To the side is a shared access with No.14.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a predominantly residential area. Wigmore Road and the immediate area comprises semi-detached bungalows, many of which incorporate roof dormers of various architectural styles, including to their front roof slope.

Description of development

Planning permission is sought for the erection of single storey rear extension, together with the installation of front and rear roof dormers to form additional living accommodation.

To the rear, a flat roof single storey extension is proposed. This has a rearward projection of 3.3 metres and spans almost the full width of the property, projecting beyond the side elevation by approximately 400mm.

Also to the rear, a flat roof dormer is proposed. This sits below the roof ridge and is set back from the eaves to within permitted development limits.

To the front, a pair of pitched roof dormers are proposed. These sit centrally within the roof, space, below the roof ridge and are set back substantially from the front eaves.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received, querying whether the proposed extension would impact upon the shared driveway.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

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 case, the proposed changes are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

The single storey rear extension is set back from the adjoining semi by 200mm and together with its flat roof design, with a total roof height of 2.6 metres and its rearward projection of 3.3 metres, the impact is considered satisfactory. The rearward projection is only marginally beyond permitted development rights and coupled within its relationship with neighbouring properties and remaining garden area, it is not considered that there would be any significant in terms of overshadowing, over-development or over-dominance. No windows are incorporated within either side elevation and therefore no overlooking would result.

Whilst a neighbouring occupier queried whether the extension would impact upon the shared access between the host property and No.14, due to its projection beyond the side elevation, this part of the property is situated behind a side access gate and wholly within the curtilage of the host property. As such, there would be no encroachment.

In terms of the proposed roof alterations, the proposed dormer to the rear sits within the roof-space and is within the limit of dormers normally allowed via permitted development. Due to its position and relationship with neighbouring properties to the rear, it is not believed that there would any undue overlooking issues.

To the front, a pair of pitched roof dormers are proposed which in contrast to the proposed rear dormer sit much more integrally with the plane of the roof.

Front roof dormers are a feature of Wigmore Road and the surrounding roads, which comprise of variety of flat roof and pitched roof dormer of various architectural styles. Given the prevalence of neighbouring front dormers and their varying nature, it is not considered that a front roof dormer would appear out of place or odds with the character of the original bungalow or the appearance of the street-scene, in this instance.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 materials to be used on the external surfaces of the extension and dormers and hereby permitted, shall match those of the existing building 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 and dormers 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered received by the City Council as Local Planning Authority on

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.

4) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policy EN18 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Wigmore Road, Manchester, M8 0NP
68 Cardinal Street, Manchester, M8 0WN
66 Cardinal Street, Manchester, M8 0WN
64 Cardinal Street, Manchester, M8 0WN
15 Wigmore Road, Manchester, M8 0NP
14 Wigmore Road, Manchester, M8 0NP
13 Wigmore Road, Manchester, M8 0NP

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1