

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128466/FH/2020

Date registered valid: 6 November 2020

Proposal: Erection of first floor rear extension and installation of rear dormer to provide additional living accommodation

Address: 22 Arnside Street, Manchester, M14 7PF

Ward(s): Moss Side Ward

Applicant: Mr Zeeshan Aziz, 22 Arnside Street, Manchester, M14 7PF

Agent (if any): Mr M. Amjad, 77 Fields New Road, Oldham

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 November 2020 Expired: 30 November 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

This application relates to a two storey end terraced dwelling with a single storey rear extension approximately half the width of the property and projecting the full depth of the rear yard, approximately 5 metres.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is part of a terrace that runs east west with the front elevation facing south. The adjoining property has a small single storey extension adjoining the extension to the application site. At the rear separated by an alley are the rear yards of similar terraced properties on Letchworth Street. To the west separated by an alley is the gable wall of the adjacent terrace on Arnside Street. The property has not been extended.

Description of development

Consent is sought to erect a first floor rear extension the same width as the existing ground floor extension and projecting approximately 2.9 metres. The extension would have a mono pitch roof and a single window in the side elevation overlooking the yard area.

In addition a dormer would be installed on the rear roof slope, the dormer would have a flat roof and two windows in the rear elevation. It would be lower than the ridge by 200mm and set back from the eaves approximately 260mm. The dormer would be set in from both sides of the property.

Consultations & Notification Responses

Local residents

No representations received

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1. This sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupier which protecting the amenity of the area and surrounding residential properties.

Three new windows would be added to the existing side gable, one at first floor level to the landing and two at second floor level, one to the landing and the other to a bathroom.

Issues

Principle

The principle of extending the property to improve the living accommodation accords with policy DC1. The proposed dormer, would, subject to the materials used by permitted development.

Scale

The proposed dormer sits on the roof there is space either side and to the eaves and it is lower than the ridge height. On balance the scale of the dormer is considered acceptable.

The proposed first floor extension sits atop the existing ground floor extension and projects around 3 metres which is less than the maximum projection suggested in policy DC1 of 3.65 metres. It has a lean to roof that continues from the eaves of the roof on the main building although at a shallower pitch. It is considered that the scale of the extension is acceptable.

Design

At this time dormers do not appear to be a feature of this area, however, subject to the use of matching materials it would be permitted development and therefore subject to an appropriate condition the design of the dormer is considered acceptable.

The design of the first floor extension is considered acceptable.

Residential amenity

The principle concerns are overlooking/loss of privacy and overbearing impact.

The windows in the dormer over look the rear yard and alley and whilst providing a more elevated position do not more the windows any closer to the properties at the rear. It is not considered that the dormer windows will result in any significant overlooking.

The first floor window is located in the side. The applicant points out that by being in the side the window is no further (4.6 metre) from the boundary of the building to the west, than it would be from the building to the rear if the window was in the rear face of the extension. The applicant has offered to partially obscure glaze the window.

The windows in the original building gable face the blank gable of the adjacent property and do not raise any privacy issues.

A condition is proposed requiring all the new windows in the side elevation to be obscure glazed.

In terms of overbearing impact the only property that would be affected is the one that adjoins to the east. There is an existing ground floor rear extension to the neighbouring property that abuts the shared boundary so the principle of extending at first floor level along the boundary is acceptable. The proposed extension is on a north facing elevation and has a modest rear projection and thus whilst the neighbouring property does have a window close to the boundary at first floor level it is considered that daylight reaching it would only be affected late in the day and therefore the impact would not be significant.

On balance it is considered that the proposed development will not have a significant impact on residential amenity.

Impact on the character of the area.

As mentioned this appears to be the first dormer in the area, and as it is potentially permitted development the Council would not be able to control. That said its principle impact will be from the rear as its position in the street means that is other than the rear alley it will be difficult to see from the public domain.

The rear extension with its lean to roof is quite low and again unlikely to have a significant impact on the character of the area.

Conclusion.

On balance it is considered that the proposed extension and dormer are acceptable.

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:

Article 35 Declaration

officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from 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:

ZA-PP-02 dated 30 October 2020 received on 3 November 2020

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 development hereby approved shall be constructed using materials that match those used in the original property in terms of colour, size and texture.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation all the new windows in the side elevation 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

23 Letchworth Street, Manchester, M14 7PE
25 Letchworth Street, Manchester, M14 7PE
24 Arnside Street, Manchester, M14 7PF
21 Letchworth Street, Manchester, M14 7PE
20 Arnside Street, Manchester, M14 7PF

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