

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127663/FH/2020

Date registered valid: 6 August 2020

Proposal: Installation of rear dormer and two rooflights

Address: 8 Sandleigh Avenue, Manchester, M20 3LW

Ward(s): Didsbury West Ward

Applicant: Mr McCarron, 8 Sandleigh Avenue, Manchester, M20 3LW

Agent (if any): Mr Steve Mellor, William McCall, The Old Post Room, 34 Chew Valley Road, Greenfield, Saddleworth, OL3 7DA

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 October 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: Printed: 10 August 2020 Expired: 31 August 2020

Neighbour notifications: Printed: 10 August 2020 Expired: 31 August 2020

Site notice: Posted: 17 August 2020 Expired: 7 September 2020

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: Ballbrook Conservation Area 1992

Tree Preservation Order:

The application relates to a two storey semi-detached dwellinghouse of red brick with a tiled hipped roof featuring a small front mock-tudor gable and bay windows, within a plot including a front garden, driveway and rear garden.

Description of area

Sandleigh Avenue is a residential street within the Ballbrook Conservation Area, an area characterised by red brick semi-detached Edwardian family dwellinghouses featuring bay and oriel windows with stained glass and front gardens bounded by low red brick walls. Many of the houses along this street feature loft conversions including dormers and rooflights.

Description of development

The applicant wishes to re-tile the roof and install a small rear box dormer along with rooflights to create additional living accommodation in the form of a 5th bedroom.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Ballbrook Conservation Area – *The Ballbrook Conservation Area Group supports this application. We make the following observation which we trust that Planning Officers will take into account when considering it. The Group asks Planning Officers to ensure that the material and cladding of the dormer window and the re-roofing material proposed in this application help*

'...to retain the original character and detail of [the house]. This should include the details, colour and materials of window frames, doors and other elements of the buildings.'

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2018)

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of installing a rear box dormer, to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity as well as upon the character of the conservation area.

Siting, scale and massing – The small box dormer would be sited within the main rear slope, projecting 3.8m, with a width of 3.3m, a height of 2.6m and a resulting volume of 16.3 cubic metres. The dormer would leave a gap to the eaves of 0.6m, set in from the party wall by 0.36m and would be set down from the ridge by 1.9m. The proposal also includes two flush rooflights, one in the front slope and one in the side facing slope. The dimensions of the proposal accord with those stipulated within the general permitted development order and although the property is located within a conservation area and therefore does not benefit from class B, the siting, scale and massing of the proposal is deemed appropriate, pursuant to policies DC1, DC18, DM1 and SP1.

Design and impact upon visual amenity and conservation area – The roof is to be re-tiled, due to the current roof being 20 years old and requiring upkeep, with red Marley Ludlow interlocking tiles. The existing tiles are flat, however the adjoining semi, No.6, has already replaced their roofing with interlocking tiles, hence this would re-balance the semi in terms of roofing appearance. The dormer would be clad in hanging red clay rosemary tiles, with a uPVC window, to assimilate it with the new roof and existing dwellinghouse. The design is considered to be standard for this type of development and should not stand out. The rooflights would be visible from the public highway however the streetscene of Sandleigh Avenue already features many such rooflights and a precedent has long been set for this type of addition. The rear dormer however would not be visible from the street and therefore would not feature within the street scene. Several neighbouring properties feature their own small dormers, including No's 2, 4, 6, 7 and 9 Sandleigh Avenue. The Ballbrook Conservation Area Group wrote in support of

the proposal and requested the materials be appropriate for the area and a materials condition has been attached to ensure the materials used do match the existing dwellinghouse. The proposal is considered to cause less than substantial harm to the Ballbrook Conservation Area and would not significantly alter the character of the house nor Sandleigh Avenue.

Residential amenity – Due to the scale and orientation of the proposal and the precedence in the area of similar works, it is not considered that the proposal would cause undue harm to residential amenity in terms of sunlight, overshadowing, overlooking and privacy, particularly given the only window proposed for the dormer is rear facing. In addition to this, no objections were received from local residents.

Conclusion – The proposal complies with policies DM1, SP1 and EN3 of the Core Strategy, saved policies DC1 and DC18 of the UDP and the NPPF. The application received no objections and the works are not thought to harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers and are considered to cause less than substantial harm to Old Broadway Conservation Area and the visual amenity of the dwellinghouse. The proposed works are therefore deemed acceptable and may commence in accordance with the following conditions.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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:

- Application form
- Heritage statement
- Dwg 07/20/100 1 of 2
- Dwg 07/20/100 2 of 2

Stamped as received by the City Council as Local Planning Authority with the application form on the 3rd August 2020.

Reason - To ensure 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 dormer and roof alterations hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form and drawings.

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.

Appendix 1 – List of consultees & neighbours notified

Ballbrook Conservation Area Group

Flat 3, 7 Sandileigh Avenue, Manchester, M20 3LN
10 Sandileigh Avenue, Manchester, M20 3LW
5 Danesmoor Road, Manchester, M20 3JT
7 Sandileigh Avenue, Manchester, M20 3LN
Flat 4, 7 Sandileigh Avenue, Manchester, M20 3LN
Flat 2, 7 Sandileigh Avenue, Manchester, M20 3LN
Flat 1, 7 Sandileigh Avenue, Manchester, M20 3LN
6 Sandileigh Avenue, Manchester, M20 3LW
5 Sandileigh Avenue, Manchester, M20 3LN
3 Sandileigh Avenue, Manchester, M20 3LN
7 Danesmoor Road, Manchester, M20 3JT

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
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH