

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127491/FH/2020

Date registered valid: 17 July 2020

Proposal: Installation of two rear roof dormers to form additional living accommodation

Address: 13 Middleton Road, Manchester, M8 5DT

Ward(s): Crumpsall Ward

Applicant: Niman 13 Middleton Road, Manchester, M8 5DT

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd 8 Bristol Court, Bury Old Road, Salford, M7 4QX

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 September 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 July 2020 Expired: 11 August 2020

Site notice

Posted: Expired:

Press advert

Published: 28 July 2020 Expired: 18 August 2020

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order:

Description of Site/Area

The site relates to a part brick, part rendered two storey semi-detached dwelling house in the Crumpsall ward of North Manchester. The site is within the Crumpsall Lane conservation area. The properties sit at an elevated position in relation to the highway and have stepped access leading to the frontage.

Relevant Planning History

126644/FH/2020 - Installation of front and rear dormers - withdrawn - 29 May 2020

Description of Development

The submitted application seeks planning permission for the installation of two rear roof dormers to form additional living accommodation. The dormers would be set in from the sides of existing roof by approximately 500cm with a gap of approximately 600cm between the dormers. The pitched roof of the dormers would be in line with the height of the existing roof and the eaves would fall to approximately 400 cm below this at the lowest point. Two windows would be installed centrally within the dormers.

Consultations & Notification Responses

Local residents were notified however no responses were received

Environmental Health - no comments.

Policies

The National Planning Policy Framework - NPPF, (February 2019)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Chapter 2, Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types 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;

b) 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 support communities' health, social and cultural well-being; and

c) 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.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 12, requiring good design - It is considered that the proposed extension in terms of style, the use of matching materials, will ensure that the development is suitably related to the existing building and its context. The core principles and policy guidance contained within the NPPF have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has also been given to the quality of the proposed design. Taking these factors into consideration and for the reasons set out, it is considered that the development accords with the NPPF.

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

Policies relevant to this application area:

Policy SP1 (Spatial Principles) which sets out 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, amongst these include: 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, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area and effects on amenity.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. The proposed development would be in keeping with the character of the property.

EN 3 Heritage

- o Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
- o New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- o Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

3. Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1

In determining planning applications for extensions to residential properties, the council will have regard to:

- a) the general character of the property
- b) the effect upon the amenity of neighbouring occupiers
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs
- d) the overall appearance of the proposal in the street scene
- e) the effect of the loss of any on site car parking

DC1.2

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b) they do not create an undue loss of sunlight, daylight or privacy
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation

where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3

Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

DC18. Conservation Areas

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods.

The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

It advises that high quality design is a vital attribute of successful neighbourhoods. Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Residential Amenity

The proposed dormers would be set in from the existing roof sides and therefore there would be a gap from the adjoining property of approximately 0.5m, from the site visit it was noted that the neighbouring property did not have any roof extensions/alterations and therefore there is not considered to be any significant impacts with regards to overbearing on adjacent occupiers. The proposed windows would be placed centrally within the dormers and would look out to the rear towards the properties on Fraser Road, however, given the distance of approx. 35 metres between the rear elevations of the properties any overlooking impacts are not considered to be significant.

Visual Amenity/Design

The proposal is the resubmission of a previously withdrawn scheme which sought permission for 2 pitched dormers within the front elevation of the property and a flat rear roof dormer. There were some concerns with regards to the design of the dormer within the context as the semi-detached properties within the immediate vicinity area appear to have large outriggers along the rear, the proposed flat rear dormer was considered to appear to be a large, obtrusive addition which would change the character of the rear elevation of this property.

The proposed development was out of character on the existing property in terms of the design, scale, appearance and prominent position, resulting in overly dominant and visually intrusive features along the front and rear elevation of the properties roofscape, within the character of the local street scene, and furthermore the Crumpsall Lane Conservation area within which it is situated. The was therefore be contrary to Policies SP1 and DM1 of the Core Strategy and saved policies DC1 and DC18 Unitary Development Plan for the City of Manchester.

The revised submission showed the front dormers removed and the installation of two pitched roof dormers. Upon initial assessment, the proposed development whilst an improvement on the previous withdrawn scheme was considered not fully mitigate against the concerns of the withdrawn scheme and in terms of the window proportions and size of the dormer, it was considered it would result overly dominant and visually intrusive feature along the elevation of the properties roofscape, within the character of the local street scene, and in the Crumpsall Lane Conservation area within which it is situated.

Revisions were received on 9 September 2020 which show the size of the dormer reduced and the window proportions reduced to be more in uniform and in keeping with the existing property. It is not considered that the proposed dormers would detrimentally affects the character and appearance of the Crumpsall Lane Conservation Area, as the works appear to be in keeping with the design of the property.

Overall the proposed extension works are considered to be subservient to the existing property and therefore do not create any significant impact in terms of visual and residential amenity within the character of the building, adjoining properties or upon the character of the Conservation Area.

The applicant intends to match the existing roof tile materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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 polices 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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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:

-Location Plan drawing no: 001 stamped and received by the City Council as Local Planning Authority on 17 July 2020.

-Existing Plans and Elevations drawing no: 002 stamped and received by the City Council as Local Planning Authority on 17 July 2020.

-Proposed Plans and Elevations drawing no: 003 received via email by the City Council as Local Planning Authority on 09 September 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC18 of the Unitary Development Plan for the City of Manchester and Policy EN3, DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 DC18 of the Unitary Development Plan for the City of Manchester and Policy EN3, DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) The proposed rooflight windows to be installed in the front roof as shown on plans referenced ,Proposed Plans and Elevations drawing no: 003, received via email by the City Council as Local Planning Authority on 09 September 2020, shall be conservation rooflights.

Reason - To ensure that the appearance of the rooflights are minimised in the conservation area pursuant to saved policies DC18 of the Unitary Development Plan for the City of Manchester and Policy EN3, DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

8 Fraser Road, Manchester, M8 4HH
12 Fraser Road, Manchester, M8 4HH
15 - 17 Middleton Road, Manchester, M8 5DT
11 Middleton Road, Manchester, M8 5DT
10 Fraser Road, Manchester, M8 4HH
13 Middleton Road, Manchester, M8 5DT

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH1