

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127139/FH/2020

Date registered valid: 25 June 2020

Proposal: Roof extension to increase roof height together with the installation of rear dormer to form additional living accommodation

Address: 98 Blackcarr Road, Manchester, M23 1PN

Ward(s): Baguley Ward

Applicant: Morrissey, 98 Blackcarr Road, Manchester, M23 1PN

Agent (if any): Mr Chris Lawson CK Architectural 13 Hessle Road, Hull, HU3 2AA

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 August 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None

Standard consultations: Printed: 29 June 2020 Expired: 20 July 2020

Neighbour notifications: Printed: 29 June 2020 Expired: 20 July 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 is a detached 2-bedroom modern bungalow of red / brown brick elevations surmounted by a brown concrete tile roof. The dwelling has a cross-gable plan form with the widest section parallel to the street.

There are gardens at the front and rear and an integral garage towards the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within a residential area characterised by a similar housing typology. Baguley Brook runs along the rear of the site.

Description of development

Roof extension to increase roof height together with the installation of rear dormer to form additional living accommodation.

The proposal creates 3no. bedrooms and a bathroom in the roof space.

Consultations & Notification Responses

Neighbour notifications – No comments received.

HS2 – No objections. Standing advice relating to potential future compulsory purchase of the site

Issues

Policy National Planning Policy Framework – February 2019

The NPPF was introduced in March 2012 and revised in February 2019. It is the overarching policy framework for England which sets out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

One objective of the Framework is the need for good design in the planning of new development. The Framework states that: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the Core Planning Principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, underpins the decision making process.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - 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.

Core Strategy Policy DM1 - Development Management.

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but saved policy DC1 is material to the application.

Policy DC1 - Residential Extensions

Saved policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Principle

The application for a roof extension and raising the roof is acceptable in principle. Saved UDP policy DC1 makes provision for householders to extend their properties provided the above guidelines are followed in the assessment of applications. The key issue for this application are the impacts on residential and visual amenity.

Residential Amenity

It is considered that the proposal will have limited impacts on residential amenity. The key issue arises from the introduction of 2no. bedroom windows in the side elevation of the dormer. These taken advantage of the south-facing elevation and have been designed to be compliant with Class B of the TCPA 2015 regulations; obscurely glazed lower lights with only the top section opening at 1.7 metres above floor level, which will mitigate any overlooking opportunities.

At the rear of the dormer, a pair of French doors with Juliet balcony is proposed. This overlooks the rear garden with Baguley Brook beyond, so there are no concerns from this element of the proposal.

The dormer itself, L-shaped in plan form is acceptable with no significant impacts for overshadowing neighbouring dwellings.

Velux rooflights are also proposed, one on the front and one on the side elevation; the side window being almost 5 metres to neighbouring boundaries and at an oblique angle which will minimise overlooking opportunities.

For the above reasons, the proposal is considered to accord with saved policies DC1.1b, DC1.2a and DC1.2b of the UDP and to policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed extensions to the roof are modest in scale; the roof height is proposed to be raised by 1.23 metres to give the necessary regulatory head height for Building Regulations and will have little discernible impact on the character of the dwelling or the wider street scene.

The Velux roof lights are acceptable, the front light creating a visual break in the expanse of roof tiling.

The flat-roof L-shaped dormer is proposed to be sited on the rear of the roof with the long edge on the projecting gable. It is proposed to be finished in grey vertically hung tiles which will distinguish it from the original roof whilst the extended roof height and elevations are in

materials to match the existing. Being on a cross gable, the dormer will have no visibility from the front of the dwelling as it will sit below the extended roof ridge over the rear.

Several other properties have added various patterns of dormers, no. 92 nearby having an approved front dormer and 2 at the rear (124649). In this respect, the proposed extensions accord with saved UDP policies DC1.1a, DC1.1c and DC1.2c and to policies SP1 and DM1 of the Core Strategy.

Parking / Bin storage

Parking and bin storage are unaffected by the proposal.

Other Matters

The site lies within the Order Lands for the HS2 Phase 2b rail network. HS2 were consulted on the application and an Informative advising the applicant of potential compulsory purchase of the site is appended for information.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The proposed extensions raised no objections and are considered to accord with saved policies of the Development Plan.

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;

The application form and drawings; M23-1941 001 Rev A and M23 1941 002 Rev A, received on the 11 June 2020 and the photos received on the 25 June 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC1 of the UDP.

4) The 2no. first floor bedroom windows on the south elevation, shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and top opening only. It shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The applicant is advised that the application site falls within land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. As a result the application site may be compulsorily purchased. More information can be found at: <https://www.gov.uk/government/organisations/high-speed-two-limited>.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

2 Nethercote Avenue, Manchester, M23 1LL

81 Blackcarr Road, Manchester, M23 1PW

96 Blackcarr Road, Manchester, M23 1PN

100 Blackcarr Road, Manchester, M23 1PN

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 45M

Site of Biological Interest - Name: Blackcarr Wood & Baguley Bottoms

HS2 Phase 2b Safeguarding Zones - HS2 Phase 2B Safeguarding Zones (July 2017)

Area Team Boundary - Name: SOUTH