MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141205/FH/2024
Date registered valid:	16 January 2025
Proposal:	Installation of 3 no. roof dormers
Address:	64 Claude Road, Manchester, M21 8DF
Ward(s):	Chorlton Ward
Applicant:	Mr. Mohammad Akhlaq
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 February 2025

Standard consultations:
Printed: 31 January 2025 Expired: 21 February 2025

Neighbour notifications
Printed: 31 January 2025 Expired: 21 February 2025

Site notice
Posted: 17 February 2025 Expired: 10 March 2025

Press advert
Published: 11 February 2025 Expired: 4 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
This application relates to a part 2 part 3 storey detached property. The property is constructed of brick and render, and was constructed on the site post this part of Chorlton being designated as a Conservation Area. The site had previously been occupied by a bungalow, which when viewed against the other style of properties within the conservation area was not typical of neighbouring properties. The bungalow was granted planning permission on the site in 1981 which was therefore pre designation as the Conservation Area. The current property therefore is a relatively late addition, having been the result of additions to the original bungalow, and morphing into a part 2 part 3 storey property. The additions were granted planning permission in September 2004 for the changes that now are the current property that occupies the plot.

The triangular site falls away from Claude Road towards Chorlton Brook which adjoins the site's rear boundary. Consequently, the rear part of the existing building consists of a lower ground floor at rear garden level in addition to the ground floor level that relates to the Claude Road frontage. The neighbouring properties are predominantly two storey semi-detached dwellings. Therefore, when viewed within the street scene frontage it appears as a two- storey property, however due to the orientation of the dwelling on the site and the triangular shape of the plot, from the side it is viewed as three storey.
Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: As part of Conservation Area

Description of area
The area is predominantly residential in nature comprising of semi-detached and detached properties, in a brick or brick and render combination of materials.

Description of development
The proposal is for the erection of three small dormer extensions to create additional living accommodation within the underused roof space. Given that these are proposed no higher than the existing property, they would add internal space without adding floors externally. The scheme as initially submitted proposed two large flat roof dormers on the internal side elevation and one dual pitched roof on the side. The applicant was advised that this was not acceptable within the conservation area, and the scheme was revised to that now being assessed under this application. The two dormers on the internal side have been greatly reduced and now propose two small conservation style dormers on the internal side to match the conservation style dormer on the other side. The materials proposed will match those of the existing property.

Consultations & Notification Responses
Local residents were informed- 2 representations have been received the main points of concern being as follows:
This will be a significant increase in the size of the property, which is already over large. The property is located within a designated Conservation Area where developments should preserve the character of the surroundings.
The scale of the development could undermine the historic and architectural integrity of the Conservation Area and may set a harmful precedent for future applications.
The sheer size of the extended property will have an overbearing impact on the surrounding homes. It will be entirely out of character and detrimental to the established aesthetic.
This will become a nine- bedroom property which may raise parking issues and traffic congestion. It also raises concerns for its future use as a multi occupancy dwelling.
The addition of three dormers and two windows will result in an unacceptable level of overlooking.

Chorltonville Owners Committee- no comments received

Issues

Design and External Appearance - The original bungalow was constructed before Chorltonville was declared a Conservation Area. This has been amended in the subsequent period, becoming a part two, part three storey property which is the property that is the subject of this current application. The changes in the materiality over time has resulted in a property that is now considered to be in keeping with the neighbouring two storey properties in the Conservation Area that are finished in a combination of red brickwork and white render and rosemary roof tiles. The original bungalow was in fact the departure in terms of design and appearance, and following the changes now better reflects the style of houses in the Chorltonville Conservation Area. The original scheme submitted under this current application proposed large flat roof dormers, which were not considered to be an appropriate approach for a property within the Chorltonville Conservation area. Following negotiations the scheme was revised which, both reduced the dimensions of the dormers to the rear, and presented an improved design with two small dual pitched dormers on the internal side roof slope and one small dual pitched dormer on the external side roof slope.

Residential Amenity - The host property is approximately 45.2 metres to the rear of the properties on Belwood Road and is set on an angle when viewed in the context of the neighbouring properties. It would be located approximately 17 metres (55 feet) away from the rear garden of No.1 South Drive on the opposite side of Claude Road. It is not likely that the proposal would have any significant impact on the outlook, privacy or daylight of the occupiers of neighbouring properties. Given that the dormers are proposed within the sides of the main roof of the host property, with two out of the three being set within an internal side elevation. There would be no windows in the rear elevations to overlook the properties on Belwood Road with the side cheeks of the dormers facing out onto those properties. The neighbouring

properties to either side of number 64 Claude Road identified as numbers 58 and 66 Claude Road also have the added benefit of screening through very large established tree cover along the common boundaries.

The external amenity space is not impacted, as the proposal provides no greater ground floor footplate than currently exists.

Visual Amenity- It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties. As whilst dormers are not widely featured, they are certainly not alien, and, the design of the revised dormers has been considered to pick up on the details of the ones that exist within the Conservation Area.

Impact on Conservation Area - The proposed dormer extensions due to their design and external material finishes of hung tiles will match those of the existing roof tile. They are of a design that is sympathetic to the Conservation Area, and are a relatively modest addition to the existing property. There are other properties within the Conservation Area that have dormers as additions, or that are architectural details as part of the original properties for example 6 South Drive. The definition of Impacts on the Conservation Area is considered to be views into or out of that Conservation Area, and there are many flat roof dormers on the rear of the properties on Belwood Road, which is the road that backs onto the property. It is not therefore considered that the proposed modest dormers would be an alien feature within the area, nor have a detrimental impact upon the character and quality of the Conservation Area. The proposal would constitute less than substantial harm that would be outweighed by the benefits of the proposal.

Parking- would not be impacted by the proposal

Waste Management- would not be impacted.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 in order to guide the application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Planning Application. The application has been determined in accordance with both national and local policies,

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:
NA-P04 Rev B- Proposed Elevations received 11th May 2025
NA-P03 Rev B- Proposed Loft Plan received 11th May 2025
Location Plan 11th October 2024

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) Notwithstanding the materials referred to in the application form and on drawingNA-P04 Rev B-Proposed Elevations, and received by email from the agent dated 11th May 2025, prior to above ground works commencing details of the materials to be used shall be submitted to and approved in writing by the City Council as local planning authority'.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) Before first occupation the new window in the side elevation (B) that serves the loft bathroom shall be obscurely 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

Chorltonville Owners Committee

4 Belwood Road, Manchester, M21 8BS
Flat 12, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 9, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 6, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 4, Meade Manor, Claude Road, Manchester, M21 8DA
66 Claude Road, Manchester, M21 8DF
Flat 1, Meade Manor, Claude Road, Manchester, M21 8DA
Meade Manor, Claude Road, Manchester, M21 8DA
Flat 11, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 10, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 8, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 7, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 5, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 3, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 2, Meade Manor, Claude Road, Manchester, M21 8DA
58 Claude Road, Manchester, M21 8UN
3 Belwood Road, Manchester, M21 8BS
2 Belwood Road, Manchester, M21 8BS
1 Belwood Road, Manchester, M21 8BS
2 South Drive, Manchester, M21 8DX
68 Claude Road, Manchester, M21 8DF
63 Claude Road, Manchester, M21 8DE
1 South Drive, Manchester, M21 8DX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA