

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142320/FH/2025
Date registered valid: 5 March 2025
Proposal: Installation of rear dormer.
Address: 12 Scarisbrick Road, Manchester, M19 2BS
Ward(s): Burnage Ward

Applicant: Jordan Dickie
Agent (if any): Mr Adam Mokhtar, Diogel Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 April 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 March 2025 Expired: 4 April 2025

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 site/building relates to a two storey semi detached dwellinghouse in the Burnage ward area of Manchester. The property features a gable projecting frontage, two storey rear outrigger single storey rear conservatory and single storey outbuilding. Amenity space is to the front and rear with vehicle parking on street.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the installation of a rear dormer.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No objections have been received as a result of this proposal

Policies and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 12 Scarisbrick Road

Previous applications relating to this site as follows:

Planning reference number: 141881/LP/2025- Enlargement of dwellinghouse with the installation of a rear dormer. This application was Refused on 21.02.2025

Residential Amenity

The applicant proposes the construction of a rear flat roof dormer window which would be set below the existing ridge height and set in from the side walls of the property. Three windows are proposed overlooking the rear of the garden area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and would therefore not lead to any undue overlooking of houses to the rear. It is acknowledged that the windows would be at a more elevated level but the distances are sufficient to avoid any significant loss of privacy.

The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. Other properties within the area have also extended within the roof space with similar size dormers. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact unduly upon the visual amenity or character of the area.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, elements of the proposal would be visible within the street scene along Edenhall Avenue, however, its use of similar materials would provide an appropriate appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the resulting impact on the character of the property and its surrounding area would be acceptable. should not be significantly harmed by these works.

Overall, it is considered that the proposal is acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use dark grey composite cladding as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Bins

The storage of refuse bins are not affected by this proposal.

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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 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

Positive and proactive working - 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. The application has been determined in a timely manner .

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:

Received on 5th March 2025 numbered 1358-02-03-02 Proposed Floor Plans

Received on 5th March 2025 numbered 1358-02-04-02 Proposed Elevations

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 materials to be used on the external surfaces of the hereby permitted development shall match those as specified in the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

14 Scarisbrick Road, Manchester, M19 2BS
10 Scarisbrick Road, Manchester, M19 2BS
3 Scarisbrick Road, Manchester, M19 2BT
11 Scarisbrick Road, Manchester, M19 2BT
29 Edenhall Avenue, Manchester, M19 2BG
25 Edenhall Avenue, Manchester, M19 2BG
9 Scarisbrick Road, Manchester, M19 2BT
27 Edenhall Avenue, Manchester, M19 2BG
16 Scarisbrick Road, Manchester, M19 2BS
7 Scarisbrick Road, Manchester, M19 2BT
5 Scarisbrick Road, Manchester, M19 2BT
8 Scarisbrick Road, Manchester, M19 2BS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA