

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142022/FH/2025

Date registered valid: 30 January 2025

Proposal: Installation of windows, doors together with external insulated render and erection of rear dormer

Address: 18 Cranmer Road, Manchester, M20 6AW

Ward(s): Didsbury East Ward

Applicant: Ms Rachel Walker

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26th March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 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 property that is the subject of this householder application is a 2 storey semi-detached dwellinghouse. The exterior is a combination of painted brick and render. It is identified as 18 Cranmer Road in the East Didsbury are of the City. The style of the property is Arts and Craft. It sits on a good- sized plot, and the property has had the benefit of previous works, including an attached annexe building. There is space within the site for off road parking this is accessed from the frontage off Cranmer Road. There are gardens front and rear, with the rear being laid with flags and sectioned into small, planted beds.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with the proposal site being typical of the style form and layout of other properties in the area. Fog Lane Park lies to the north and west of the site.

Description of development

The property had the benefit of consent for works to be carried out under Permitted Development through the granting of a Certificate of Lawful Proposed Development, it was a split decision, the current application is for the works that required planning permission. There is a contemporary dormer extension proposed that would have a lead sheeting finish and black aluminium windows. This would replace the existing dormer. There would be the replacement of 3 windows and new patio doors to rear annex, and replacement of all windows and rear patio doors on the main dwellinghouse. The existing render is to be replaced with an insulated render which comprises of a wool mix insulation and a lime render which enables the building to breathe. The existing windows in the property and the anex building are to be replaced with

black aluminium frames, as are the patio doors within the anex. The existing render is to be replaced with an insulated render.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that 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 the 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

The National Planning Policy Framework

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",

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.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places. It is considered that the style of the dormer extension and the use of contrasting contemporary materials proposed in the window and door changes will ensure that the development is of a quality commensurate to the standard of design of the original property and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies 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 including:-

- 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.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

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

ISSUES

Principle

The principle of extending an existing residential property to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity, and upon the character of the area.

Residential Amenity

The submitted application is for the erection of a dormer extension to the rear roof slope of the property and to make aesthetic changes to the existing windows and doors within both the host property and the annex. There is an existing dormer, and the proposed dormer would be in the same location, replacing the existing dormer.

The proposed dormer would provide greater clearance within the roof space than currently exists, therefore improving the residential amenity of the occupants of number 18 Cranmer Road by making the roof space a more useable space. The proposed dormer extension would not be introducing a new feature to the property, it would be replacing one. Whilst it would be larger, had the materials been a match to the existing roof slope, it too would have been allowed under the Certificate of Lawful Development for the Proposed works.

It is not considered that there would be a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties, there would be no impact from overlooking, loss of light or loss of privacy for the neighbouring properties. There are Velux style windows proposed within the roof slopes which have been deemed as Permitted Development through the submission of Certificate of Lawful Development Proposed under reference 141171/LP/2024. The roof lights provide light but not physical space.

The property at number 18 Cranmer Road sits towards the head of the cul-de-sac. It would take the dwellinghouse no closer to the adjoining property at number 16 than the existing house. The other half of this pair of semi-detached houses of which number 18 is one half also has a dormer on the rear roof slope which will sit adjacent to the proposed dormer. The dormer will be set down considerably from the ridge and it projects no further rearward than the existing property therefore not being readily viewed. There are no windows proposed in the side elevations, these being in the rear overlooking the applicants own garden area. The proposal would not increase the amount of built development on the ground and as such the external amenity space is retained post development.

Visual Amenity

Whilst the dormer is bigger than the existing dormer in that position, the proposal would remain subservient to the host property. The dormer window would sit on the same line as the dormer window on the adjoining property. It would sit well back from the eaves and be set down from the ridge. Given the angulation of the roof, the dormer is partially hidden by the gable element of the house from the other neighbouring properties to the east, and, as it is positioned lower than the ridge, cannot be seen from within the street scene or across public open space. As such it is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties.

The property together with the annex currently have a rendered finish in white. This is to be replaced with a render which whilst being similar in appearance, also provides a thermal insulation. The proposed finish is a decorative and weatherproof pre-coloured topcoat render for wood fibre boards. It is used with Prep bond undercoat.

Character of the area.

It is not considered that the proposal would have a detrimental impact upon the character of the property itself, nor the area within which it is located. The extension cannot be seen within the context and character of the area, and the render whilst providing a slight increase in the depth of the elevation (17.5 cm) to all intents and purposes the render finish would appear very similar to the one that is being replaced. The property is neither listed nor in a conservation area and on the above basis is considered acceptable.

Materials

The materials to be used would be of a contemporary pallet and when combined with the changes of the windows and doors proposed would give an update to the property whilst retaining the original pattern of fenestration. The material proposed is lead sheeting, which is the same as that on the adjoining properties dormer. An appropriate condition relating to the proposed materials would be attached to any consent granted. The detail of the render is as above and would be a white colour through render. It has water resistance while remaining highly breathable, a combination that protects and preserves the insulation underneath.

Thermal efficiency

The product to be used is a wood fibre board which is an intelligent insulation option which can buffer and store heat and moisture, keeping you warm and dry in winter and stopping overheating in summer. The boards won't trap moisture because they are highly breathable and exploit wood's incredible ability to wick and harmlessly move water. Made with waste sawdust from sustainable FSC accredited forests, they are a sustainable, low carbon option for use on walls and roofs insulated from the inside or out. These would therefore improve the thermal efficiency of the existing property for its occupants, and unlike some insulations, the system proposed is totally free from formaldehyde and other biocides, therefore a better option for the environment.

Design and Siting

The design and proposed siting have been considered and as such it is considered that whilst a contemporary approach has been taken to the materials and design, they are still sympathetic and relative to the host property and the neighbouring properties. The property would still have the render finish which mirrors the elevations of the neighbouring properties. The design and siting are considered acceptable

Bin Storage

The bin storage is not impacted by the proposal.

Parking

The proposal will not impact on the existing parking situation, which is in line with national and local policy.

Overall

The proposed dormer extension and changes to the materiality of the fenestration is not considered to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have had the benefit of larger dormer extensions similar to the one proposed for number 18 Cranmer Road, and have changed window detailing.

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

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, and 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:

24-0015-10-002 Rev PI01- Location Plan

24-0015-20-002 Rev PI07- Proposed Floor Plan

24-0015-20-003 Rev PI07- Proposed Elevation

all received 30th January 2025.

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 on drawing ref 24-0015-20-003 Rev PL07-Proposed Elevations, and received by email from Chris Rodgers dated 28th March 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.

Appendix 1 – List of consultees & neighbours notified

5D Sussex Avenue, Manchester, M20 6AQ
5B Sussex Avenue, Manchester, M20 6AQ
19 Cranmer Road, Manchester, M20 6AW
20 Cranmer Road, Manchester, M20 6AW
17 Cranmer Road, Manchester, M20 6AW
16 Cranmer Road, Manchester, M20 6AW
15 Cranmer Road, Manchester, M20 6AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA