MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141670/FH/2024
Date registered valid:	4 December 2024
Proposal:	Installation of rear roof dormer, three rooflights to front elevation and re-roofing works to existing roof
Address:	28 Whalley Grove, Manchester, M16 8DN
Ward(s):	Whalley Range Ward
Applicant:	Mr Owain Thomas
Agent (if any):	Mr Daniel Kelso, Architecture Unknown
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27/01/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 January 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 December 2024 Expired: 16 January 2025

Site notice
Posted: 8 January 2025 Expired: 29 January 2025

Press advert
Published: 7 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a two-storey end terrace class C3 dwellinghouse on Whalley Grove. The property is finished in yellow brick with red brick detailing to the front, with red brick on the side and rear. The property has a small front yard with low level brick boundary treatment, a shared access alley to the side and garden to the rear.



Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area
Whalley Grove is a residential street in the Whalley Range ward of Manchester. It is predominantly residential in terms of its character, consisting of 2-storey terraced and semidetached family dwellings. The site is within the Whalley Range Conservation Area.

Description of development
The applicant is seeking permission for the erection of a rear roof dormer and associated elevation alterations and re-roofing work to provide additional living accommodation.

Consultations & Notification Responses
Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 - Heritage

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 – Conservation Areas

Places for Everyone
Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
The following policies are relevant:

- JP-S1- Sustainable development
- JP-P2 - Heritage

The National Planning Policy Framework (December 2023)
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).

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):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for the erection of a rear dormer to additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed dormer is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed dormer would measure 2165mm across the rear roof pane, projecting out by a maximum of 3055mm from the roof, leaving a gap of 3250mm to the roof edge and would come up to the the party wall with the adjoining property. It would be 1970mm in height and would be sited 130mm below the roof ridge.

The dormer is marginal in scale, in addition, there is a precedent for rear dormers in this area with other properties featuring them such as 14 Whalley Grove, 36 and 38 College Road and 1 Deeping Avenue. It is not anticipated that the dormer element of the proposal would cause any issues in terms of its dimensions. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity
The dormer should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property. Moreover, it should not compromise the privacy of neighbouring occupiers as the only windows are to be rear-facing and set back from the eaves. As such, they would provide no further degree of overlooking than any existing rear windows at first floor level

Design and Visual Amenity
The rear dormer would make use of slate walls with white uPVC glazed windows to match the existing dwelling. The design is considered to be relatively standard for rear dormers of this type and it would be in-keeping with the appearance of the comparable rear dormers already existing in this locality. In addition to this, the dormer is to be sited at the rear of the property and, as such, would not be visible from the street scene and would have no significant effect on the overall character of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on Conservation Area
The application site is located within the Whalley Range Conservation Area (1992) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area, and not cause substantial harm to heritage assets within the Conservation Area.

The proposed dormer would be on the rear roof slope of the main house, facing the rear two storey outrigger, it would not be visible from the public highway and therefore will have minimal impact on the character of the area and the wider Conservation Area. On this particular row of terraces, there is an already existing rear roof dormer (approved in the development plan period), as such the introduction of this proposal would not create an overbearing visual inconsistency with the rest of the roof slops on this terrace. The proposal therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as impacts on the conservation area as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Location Plan – 04 December 2024
b. Drawing – Proposed Elevations 04 December 2024 – Drawing number: 23.130.402 P1
c. Drawing – Proposed Floor Plans 04 December 2024 – Drawing number: 23.130.302 P1

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on 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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

27 Whalley Grove, Manchester, M16 8DN
27 Russell Road, Manchester, M16 8DJ
25 Russell Road, Manchester, M16 8DJ
31A Russell Road, Manchester, M16 8DJ
31 Russell Road, Manchester, M16 8DJ
25 Whalley Grove, Manchester, M16 8DN
30 Whalley Grove, Manchester, M16 8DN
26 Whalley Grove, Manchester, M16 8DN
24 Whalley Grove, Manchester, M16 8DN
23 Whalley Grove, Manchester, M16 8DN
29 Russell Road, Manchester, M16 8DJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA