

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141439/FH/2024
Date registered valid: 5 November 2024
Proposal: Erection of rear roof dormer to form additional living accommodation
Address: 10 Poplar Avenue, Manchester, M19 2GS
Ward(s): Levenshulme Ward

Applicant: Mr & Mrs S Langlois
Agent (if any): Mr Clive Harrison Ambit Architectural Design
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 December 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 December 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 November 2024 Expired: 28 November 2024

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two-storey, mid-terraced dwellinghouse of brick construction (red brickwork to the front elevation and stocks used to the rear façade and outrigger) with grey slate dual pitch roof.



(Photograph site visit, 02.12.2024)

There is an existing 2-storey rear outrigger (which maintains separation distance of approximately 1.4 metres from the common shared boundary with 8 Poplar Avenue), and a rear yard with gated access to an alleyway which runs along the rear boundary.

10 Poplar Avenue is located on a residential tree lined street within the Levenshulme ward of Manchester. Further to the east is Stockport Road (the A6) offering a mix of commercial uses, retail, takeaways, leisure, office uses and transport connectivity.

Site History

- 140262/LP/2024 - Enlargement of dwellinghouse consisting of, Part A - the installation of a rear dormer; and Part B - 2no. rooflights to front roof plane, SPLIT DECISION - Approved and Refused 16.08.2024

Description of development

Consent is sought for the installation of a rear roof dormer to enable the creation of a bedroom with en-suite within the existing roof space.

The proposed development would also include minor elevational alterations comprising the installation of 2 velux style windows in the front roof slope

The proposed rear roof dormer would be stepped away from the common shared boundaries with nos. 8 and 12 Poplar Avenue to leave a small gap and would measure approximately, (4249mm wide x 3922mm deep x 2264mm maximum height), and would be broadly centrally placed within the rear roof slope of the main roof. It would also be set below the original roof ridge and above the eaves level. The proposed dormer would incorporate two windows in the rear elevation, together with a roof light.

It is intended to use matching vertically hung slate tiles for the dormer walls, together with UPVC fenestration and colouration matching to the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-S1 - Sustainable development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

It is not considered that the proposed rear roof dormer extension would unduly impact on the residential and visual amenity of the neighbouring dwellinghouses, nor would it adversely impact on the character of the property or the general area.

The windows to the proposed dormer would be no closer to the rear facades of dwellings in Hawley Street to the north, than windows in the rear elevation of the existing house. It is considered that the proposal would not give rise to significant impacts in respect of overbearing, overshadowing, or loss of privacy. It is, however, proposed to attach a condition to require that the window to serve the en-suite in the rear elevation is obscurely glazed in the interests of privacy, and a materials condition is also recommended in relation to the external facing materials for the side walls and roof of the proposed dormer.

Whilst the proposed elevational alterations to installation of 2 velux style windows within the front roof slope elevation have been shown on plans forming the planning submission, these would not require planning permission.

Design and appearance

The proposed window to the rear elevation of the proposed dormer would not be uniform in appearance due to internal heights within the roof space, which has led to a smaller bespoke window arrangement in proximity to the roof of the existing retained outrigger. Whilst this window opening would not have a similar visual appearance to any other windows on the existing dwellinghouse, it is considered that as the dormer would be significantly elevated, be located to the rear of the dwellinghouse, and due to the terraced nature of the nearby streets would not be highly visible, only being seen by the immediate neighbouring occupiers, the adverse impact to visual amenity would not be significant enough to warrant refusal of this planning application. It is also intended to clad the external facing walls of the dormer in tiles, which is considered acceptable in terms design and appearance. However, a condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 05 November 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 05 November 2024.

- Proposed PLANS AND ELEVATIONS, DRAWING No. 2196/2, REV. B, received by the City Council as the Local Planning Authority on 30 December 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The rear roof dormer extension hereby approved shall be clad in slate to match the existing roof of the original dwellinghouse.

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, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995); and policies SP1, DM1, EN1 of the Manchester Core Strategy Development Plan Document (2012).

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 dormer hereby approved other than those shown on: Proposed PLANS AND ELEVATIONS, DRAWING No. 2196/2, REV. B, received by the City Council as the Local Planning Authority on 30 December 2024.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed dormer window along the rear elevation to serve the ensuite and as shown on: Proposed PLANS AND ELEVATIONS, DRAWING No. 2196/2, REV. B, received by the City Council as the Local Planning Authority on 30 December 2024.; 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

12 Poplar Avenue, Manchester, M19 2GS
7 Hawley Street, Manchester, M19 2QS
13 Hawley Street, Manchester, M19 2QS
9 Poplar Avenue, Manchester, M19 2GS
7 Poplar Avenue, Manchester, M19 2GS
4 Poplar Avenue, Manchester, M19 2GS
11 Hawley Street, Manchester, M19 2QS
8 Poplar Avenue, Manchester, M19 2GS
6 Poplar Avenue, Manchester, M19 2GS
14 Poplar Avenue, Manchester, M19 2GS
13 Poplar Avenue, Manchester, M19 2GS
11 Poplar Avenue, Manchester, M19 2GS
5 Hawley Street, Manchester, M19 2QS
9 Hawley Street, Manchester, M19 2QS

Appendix 2 – Planning constraints

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