MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141747/FH/2024

DATE REGISTERED VALID: 16 December 2024

PROPOSAL: Erection of rear roof dormer and rooflights to front roof slope.

ADDRESS: 267D Brantingham Road, Manchester, M21 0DZ

WARD(S): Chorlton Ward

APPLICANT: Joanna Jozefiak

AGENT (IF ANY): Mr Kevin Maloney, Blueprint CAD Ltd

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: **28 January 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08 January 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 January 2025 Expired: 23 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to a two-storey semi-detached dwellinghouse on Brantingham Road. The property features hardstanding for off street parking at the front and a garden to the rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The property lies within a mostly residential part of the Chorlton ward of Manchester. The rear boundary is shared with the South West Manchester Cricket Club grounds.

DESCRIPTION OF DEVELOPMENT

The applicant proposes the erection of rear roof dormer and rooflights to the front roof slope.

REAR ROOF DORMER

The proposed roof dormer would sit within the existing rear roof slope and would be finished with a dark brown UPVC fascia to match the existing roof tile colour. The dormer features 2no rear facing windows.

ROOFLIGHTS TO FRONT ROOF SLOPE

The proposal would add 2no Velux rooflights into the main roof slope at the front of the property.

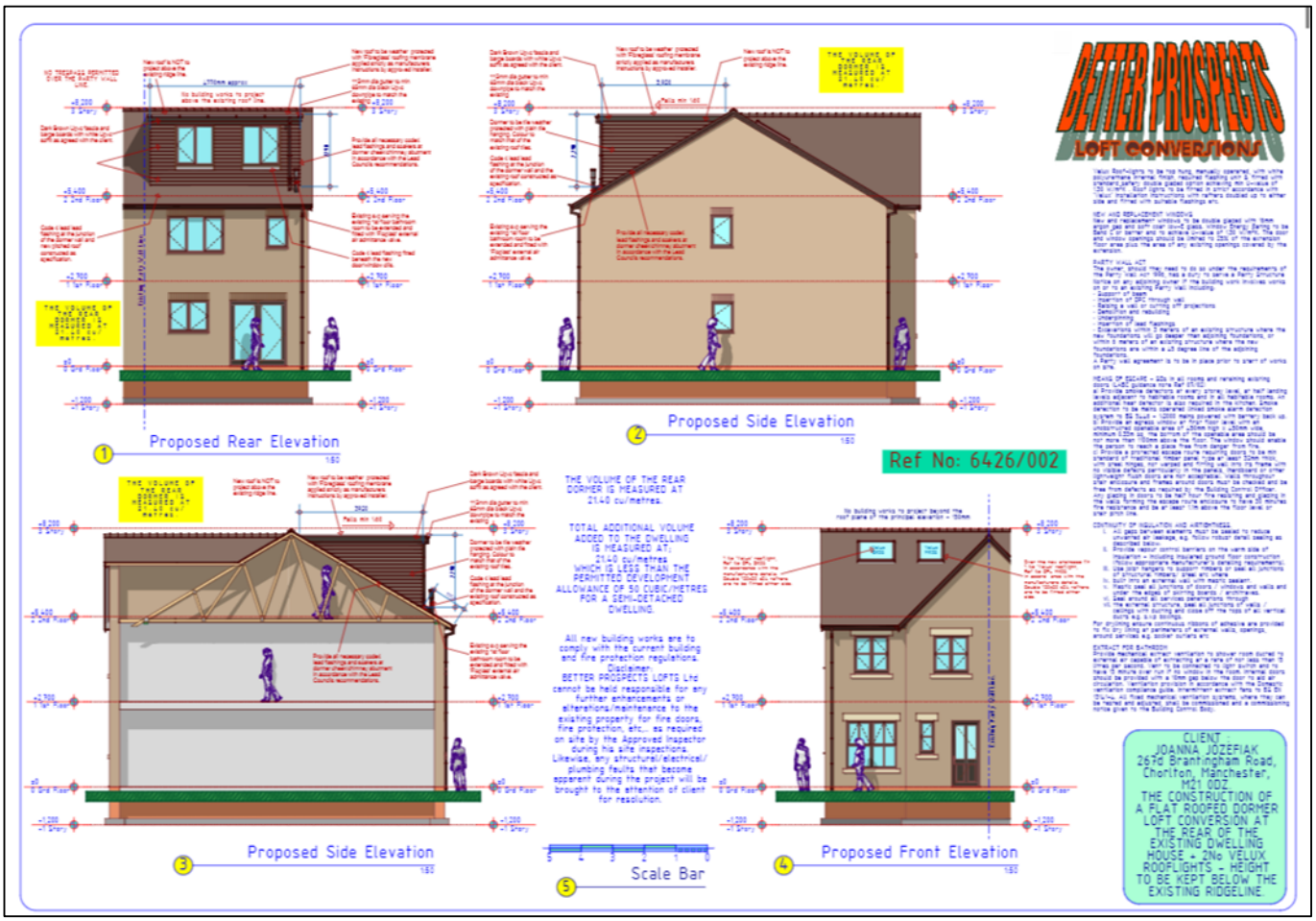


Figure 2. Proposed elevations

PLANNING HISTORY

092526/FO/2010/S1

Description: Erection of 14 x 2 storey semi-detached dwellings with detached garages, associated car parking and landscaping

Decision: Approved 02/06/2010

It is noted that the original application removes the permitted development rights for extensions and garage conversions.

086354/FO/2008/S1

Description: Erection of 14 x 3 storey semi-detached houses and garages and re-organisation of playing pitch to allow repositioning of cricket nets to southeast corner

Decision: Approved 16/06/2009

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new roof addition is designed to match the style and features of the current building. This includes the window fenestration.

The proposal uses dark brown UPVC to match the colour of the existing roof (according to the application form) and would assimilate effectively into the existing fabric.

The proposal is designed to be subservient to the original dwelling house and due to its, size, position and location in relation to the existing roof ridge, would not create and over-dominant or overbearing feature.

Account should also be taken that the proposed development would be permitted development had it not been for the restriction on the original permission for the host residential development.

On this basis, the proposal is considered acceptable in its 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

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the dormer and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably a side extension approved at No.267A and would not therefore disrupt the area's existing features.

On balance, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are therefore considered acceptable and complaint with Development Plan policy.

EFFECTS ON AMENITY

PRIVACY

The proposal would add 2no windows to the rear of the building. Given their position and relationship with neighbouring properties, it is considered that the arrangement reflects the orientation of existing windows orientation on the original rear elevation and would present no more of an overlooking issue into the Cricket Club grounds than is currently the case. Any impact because of overlooking or loss of privacy is therefore considered satisfactory.

LIGHT

The proposal is expected to have a minimal effect on local light with the dormer sitting entirely within the existing roof slope.

ACCESSIBILITY

Due to the nature of the changes, the proposal does not change how people can get in and out of the building. On this basis, the impact to accessibility is considered satisfactory.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area the proposal is therefore in accordance with this development management principle.

REFUSE STORAGE AND COLLECTION.

No impact. The proposal would utilise existing current storage and collection arrangements.

VEHICULAR ACCESS AND CAR PARKING

As no external layout changes are proposed, the proposal doesn't change how vehicles access and park at the property and is therefore satisfactory.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development involves the erection of a rear roof dormer and rooflights to the front roof slope. The design is in keeping with the existing building and surrounding area, ensuring minimal visual impact. The proposal adheres to relevant planning policies and does not significantly affect local amenities, privacy, or light. Given these considerations, the proposal is considered acceptable.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

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	16 Dec 2024		SITE LOCATION PLAN
b.	Drawing - Site Plan	16 Dec 2024		SITE PLAN
c.	Drawing - Existing	16 Dec 2024	6331/001	ELEVATIONS
d.	Drawing - Proposed	16 Dec 2024	6426/002	ELEVATIONS
e.	Drawing - Existing & Proposed	16 Dec 2024	6426/003	3D VISUALS
f.	Drawing - Existing & Proposed	16 Dec 2024	6426/004	FLOOR PLANS & 3D VIEWS
g.	Drawing - Visuals	16 Dec 2024		VISUALS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG

267C Brantingham Road, Manchester, M21 0DZ

267E Brantingham Road, Manchester, M21 0DZ

240 Brantingham Road, Manchester, M21 0QZ

242 Brantingham Road, Manchester, M21 0QZ

238 Brantingham Road, Manchester, M21 0QZ

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA