

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141060/FO/2024
Date registered valid: 4 October 2024
Proposal: Installation of rear roof dormer to form living accommodation
Address: 58A Beech Road, Manchester, M21 9EG
Ward(s): Chorlton Ward

Applicant: Helen Armstrong, C & H Real Estate Ltd
Agent (if any): Mr Matthew Myers, LHG Projects Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **29/11/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07/11/2024

Standard consultations:

Printed: 9 October 2024 Expired: 30 October 2024

Neighbour notifications

Printed: 9 October 2024 Expired: 30 October 2024

Site notice

Posted: 7 November 2024 Expired: 28 November 2024

Press advert

Published: 15 October 2024 Expired: 5 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two-storey mid terraced property with a commercial unit on the ground floor and a residential flat on the first floor and loft. The property is built from red brick with slate roof tiles and features a single storey rear extension with rooftop outdoor amenity area and staircase access for the first floor flat.





Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane (Extension) Conservation Area 2007

Tree Preservation Order: Not applicable

Description of area

Beech Road is a vibrant mixed-use road with a mixture of commercial and residential properties and a range of building types, with a mixture of terraced, detached and apartment blocks of varying ages. The site is in close proximity to Beech Road Park and is in very close proximity to Chorlton District Centre.

Description of development

The applicant is seeking permission for the installation of a rear dormer to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, As per appendix 1 – 1no. comment received in objection to the originally proposed front dormer.

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
- Policy EN19 – Waste

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:

- S1- Sustainable development
- 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 principle of erecting a rear dormer in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

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 4060mm across the rear roof pane, projecting out by a maximum of 3190mm from the roof, leaving a gap of 130mm to the roof edge and 310mm and 1035 to the party walls with the adjoining properties on either side. The dormer would be 850mm below the main roof ridge, but 250mm above the lower outrigger ridge, however it would be set in from this ridge by 1030mm.

The dormer is only marginally larger than what is allowed under permitted development rights, in addition, there is a precedent for rear dormers in this area with many of the properties

featuring them such as 35, 48, 50, 58 Kearsley Road. 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 be relatively low and set in from the roof edges, as such it 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 and outdoor amenity are on the first floor.

Visual Amenity

The rear dormer would make use of vertical hung slate cladding with a PVCu window on the rear elevation. 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 such as those at 32 and 36 Chequers Road, 3, 6 and 8 Hardy Avenue and 117 Beech Road. 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 the Conservation Area

The application site is located within the Wilbraham Road/Edge Lane (Extension) Conservation Area 2007 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 rear dormer would be built to match with the existing building, using vertically hung slate on the walls to blend with the roof. It cannot be easily seen from the public highway due to its set back from the roof ridge and eaves, and therefore will have only a minor impact on the character of the area and wider conservation area. 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 waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 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 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 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 -19 September 2024
- b. Drawing –Proposed Floor plans and Elevations 28 November 2024

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

Chorlton Voice

115A Beech Road, Manchester, M21 9EQ
113A Beech Road, Manchester, M21 9EQ
56 Beech Road, Manchester, M21 9EG
67 Acres Road, Manchester, M21 9EB
60 Beech Road, Manchester, M21 9EG
58 Beech Road, Manchester, M21 9EG
56A Beech Road, Manchester, M21 9EG
113 Beech Road, Manchester, M21 9EQ
115C Beech Road, Manchester, M21 9EQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane (Extension) Conservation Area 2007
Area Team Boundary - Name: SOUTH AREA