

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141091/FH/2024

Date registered valid: 23 September 2024

Proposal: Installation of rear dormer following removal of existing, demolition of existing single storey rear lean-to extension, installation of solar panels, together with elevation alterations including installation of external wall insulation and alterations to window openings.

Address: 92 Atwood Road, Manchester, M20 6JN

Ward(s): Didsbury East Ward

Applicant: Fred Phillips & Sarah Moor

Agent (if any): Ms Jo Sharples, Editional Studio

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 December 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 October 2024

Standard consultations:

Printed: 3 October 2024 Expired: 24 October 2024

Neighbour notifications

Printed: 3 October 2024 Expired: 24 October 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

The application site relates to 92 Atwood Road within the south Manchester ward of Didsbury East. The application site relates to a semi-detached, two storey, Edwardian period dwellinghouse built in a red brick construction with some areas of white render to the front elevation. Period features take the form of box bay windows, a timber patterned gable, red brick detailing, front entrance canopy, stain glass windows and green coloured downpipes, windows and timber elements. Although being a characterful property, the applicant site does not sit within a designated area and is not a listed building. Amenity space to the front of the property consists of an off street driveway and area of soft landscaping bounded by a low red brick wall and amenity space to the rear of the property is characterised by a grassed garden with some areas of hard landscaping and a garden shed. The existing property benefits from a single storey rear outrigger and a green timber rear roof dormer.

Description of area

The surrounding area is residential in nature.

Description of development

The submitted application seeks consent for the installation of rear dormer following removal of existing, demolition of existing single storey rear lean-to extension, installation of solar panels,

together with elevation alterations including installation of external wall insulation and alterations to window openings.

The existing green timber dormer would be removed from the host property and replaced with a larger dormer clad with a black cedar cladding material. The existing dormer extends the ridge height of the host property; however, the proposed dormer would not sit higher than the highest point of the host property. As such, the dormer would have approximate dimensions of Height: 2.4 x Length: 6.6 x Width: 4.8 metres and an approximate cubic volume of 38 square metres. The dormer would involve the insertion of two windows within the rear elevation and two roof lights.

The cladding would be a timber cladding product reference Thermopine by Russwood finished in Teknos Paint, RAL9005 Jet Black. The dormer would involve a projecting aluminum trim to the dormer roof for solar shading. The windows of the existing dormer would be re-used.

The existing single storey rear lean-to extension would be demolished.

Solar panels would be installed on the proposed dormer roof. This would involve 8no. 1150 x 1750mm solar PV panels at 10 degree pitch to south. The solar panels would have a height of maximum 600mm from the finished roof level. The agent provided a specification for the proposed solar panels which would be a by Genfit 'AIKO 455W all black 188-AIKO-MAH54Mb-455'.

External wall insulation would be installed to the gable elevation of the host property. This would take the form of 150mm external wall insulation in a woodfibre and lime render, finished in white to match the front elevation. The top coat of this system will be Finish WP External Lime Render finished in 'chalk' white by Lime Green and the agent provided further product details for review. At ground floor level, the gable elevation would receive the timber cladding to be used for the dormer conversion.

The windows and doors would be replaced within the side and rear elevation. The existing green timber windows of various shapes would be replaced with triple glazed, timber framed windows with aluminum cladding, finished in black. The existing door within the rear elevation would be amended with a large door. Two additional window openings would be inserted in the side elevation of the property.

Negotiations during the course of the Application

Conversations took place between the agent and LPA requesting further information to be able to fully assess the application in relation to the proposed air source heat pump and solar panels. During the course of the application, the agent advised the ASHP element of works would be removed from the application and achieved through the route of Permitted Development.

Concern was raised with the proposed form of the rear roof dormer, covering much of the rear roof plane and extending beyond the ridge height of the host property. The form of the rear roof dormer was subsequently re-designed to overcome issues raised.

Further material information was provided during the course of the application and were considered acceptable.

The agent requested the proposed ASHP be removed from the scheme.

Planning History

018341- Erection of a carport at side of dwellinghouse.
Approved 9 November 1982.

F04909- Formation of habitable room in roof space to form bedroom.
Approved 3 September 1976.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the application and a conversation took place during the course of the application with the Officer. The Officer requested if the ASHP did not come under Permitted Development rights in terms of meeting the government noise criteria which is under 42dB, then a NSE6 (external plant) condition should be attached to any approval granted.

On 21 November 2024 the agent confirmed they wish for the ASHP to be removed from the proposal and description of development. Colleagues in Environmental Health were updated on the removal of the ASHP and no further comments from Environmental Health were received.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities
- ii. Chapter 12. Achieving well-designed and beautiful places

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that 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 original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction 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 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 (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles

recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

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 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 full weight in the planning balance.

The following policies are relevant:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted development application is for the installation of rear dormer following removal of existing, demolition of existing single storey rear lean-to extension, installation of solar panels, together with elevation alterations including installation of external wall insulation and alterations to window openings. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. The proposed external wall insulation would improve the thermal qualities of the property, the solar panels would introduce renewable energy technology for the residents' use, and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions. Whilst the loss of the original green timber windows and doors in replacement of a black aluminum cladding with a loss of the original window frame patterns and overall shapes of the window is regrettable, this element of works could be achieved through the route of Permitted Development.

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 extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

Installation of rear dormer following removal of existing and installation of solar panels:
The proposed dormer would sit on the rear roof plane of the existing property and would face in a southerly direction towards Aldwick Avenue. Due to the nature of the proposal sitting at height, the dormer would not create an overbearing feature nor give rise to any loss of light implications to the adjoining properties.

Two windows would be inserted in the rear elevation of the dormer and would be taken from the existing dormer and reused. As existing, two windows face into the rear garden and into the direction of properties along Aldwick Avenue. The built form of the dormer would be altered as a

result of the proposal and the proposed windows would come closer to the eaves of the roof than is currently the case. Although there may be an opportunity for the applicant to look into the rear amenity space connected with properties to the south of the applicant site, and the properties either side of the applicant property, it is not considered to give rise to a different impact of the existing dormer and is therefore considered acceptable. A condition would be placed on any approval granted to restrict the number of windows and doors approved within this consent to ensure no additional windows are located in locations which may give rise to adverse privacy implications. As such, the proposal is not considered to give rise to significant adverse privacy implications and so the proposal is considered pursuant to Policy DC1 of the UDP.

Solar panels would be sited on top of the proposed rear roof dormer. The proposed elevations show the extent to which the solar panels would be visible from the various view points of the property. This would involve 8no. 1150 x 1750mm solar PV panels at 10 degree pitch to south. The solar panels would have a height of maximum 600mm from the finished roof level. It is noted that the solar panels would be visible from the streetscene and less so from the applicant's garden and surrounding properties to the rear of the applicant site. However, given the benefits associated with the solar panels for the applicant and for the Council to achieve carbon neutrality by 2038, the benefits to the applicant outweigh the potential harm to surrounding properties. Solar panels are becoming increasingly common feature within residential settings and it is noted the applicant site is not sited within a Conservation Area and Permitted Development rights do allow the installation of solar panels on flat roofs, even within Conservation Areas. As such, this element of the proposal is not considered to give rise to any adverse amenity implications, pursuant with Policy DC1 of the UDP, and Core Strategy policies SP1 and DM1.

Demolition of existing single storey rear lean-to extension:

This element of works does not require consent in its own right however has been included within the description of development. Whilst the loss of the outrigger is regrettable, it would not give rise to any adverse visual/ residential amenity implications.

Elevation alterations including installation of external wall insulation and alterations to window openings:

External wall insulation would be installed to the gable elevation of the host property. This would take the form of 150mm external wall insulation in a woodfibre and lime render, finished in white to match the front elevation. The top coat of this system will be Finish WP External Lime Render finished in 'chalk' white by Lime Green and the agent provided further product details for review. At ground floor level, the gable elevation would receive the timber cladding to be used for the dormer conversion.

The only impact of the proposed works on visual/ residential amenity would be in a visual sense. Due to the semi-detached nature of the proposal, the side elevation would be visible from the streetscene at oblique angles. The proposed ground floor cladding to be covered in the timber cladding product reference Thermopine by Russwood finished in Teknos Paint, RAL9005 Jet Black. However, given the oblique angle and the boundary treatment screening the side of the property from the streetscene, this element would not be so easily visible from the streetscene to give rise to an adverse amenity implication so harmful to warrant a refusal on the scheme. Given the cladding chosen would match the cladding to be used for the dormer, there is a level of continuity across the property.

The proposed external wall insulation would cover the existing red brick elevation. Given the EWI would be finished in a chalk white colouration and would link in with the existing white render element along this elevation, it is considered that the proposal would maintain the appearance of the surrounding environment and would therefore not be visually incongruous

nor would it cause substantial visual harm to the overall appearance of this locale. The proposal is not thought to provide visual harm especially given the existence of render to the property already which would be improved in appearance and provide better quality of insulation to the property.

Additionally, it is believed that the environmental and financial benefits that would be incurred as a result of installing EWI would significantly outweigh the potential harm caused. The proposed works would offer a significant improvement to the occupiers of the property in terms of thermal insulation, financial savings and improved health and wellbeing, thus according with policies DM1 and SP1 of the Core Strategy and chapter 8 of the NPPF. The proposal is not considered to have a detrimental impact upon the amenity of the neighbouring residential properties and further, no comments or objections have been received in response to this application. The proposal therefore accords with the saved policy DC1 of the UDP.

The windows and doors would be replaced within the side and rear elevation. The existing green timber windows of various shapes would be replaced with triple glazed, timber framed windows with aluminum cladding, finished in black. The existing door within the rear elevation would be amended with a large door. Given the number of openings within the rear elevation would not alter and would not extend beyond the rear building line, no adverse amenity implications would occur. Two additional windows would be inserted in the side elevation of the host property however given they would be at ground floor level and given they would not come closer to the shared boundary than is already the case, they would not give rise to an adverse overlooking implication to the neighbouring property.

The proposal is not considered to have a detrimental impact upon the amenity of the neighbouring residential properties. The proposal therefore accords with the saved policy DC1 of the UDP.

Design and Appearance

Installation of rear dormer following removal of existing and installation of solar panels: The dormer would be inserted on the rear roof plane of the host property and would have an approximate volume of 38 cubic metres. As such, it is noted that the dormer could be constructed through the route of Permitted Development, if the materials were to match. The dormer is set above eaves level by 0.4 metres and set below the ridge height of the host property. Whilst it is acknowledged that the dormer would be larger than the neighbouring properties which have a more significant set back given the overall volume of the dormer and the small set back, given the number of rear roof dormers in the immediate area and given the lack of vantage points to the proposed structure, it can be considered acceptable in size and form in this instance. The form of the dormer is acceptable as it is not considered to create an overly large and over-encompassing feature, pursuant to Policy DC1 of the UDP.

However, consideration has been given to the proposed materiality of the rear roof dormer. The scheme proposes a timber cladding product reference Thermopine by Russwood finished in Teknos Paint, RAL9005 Jet Black. The dormer would involve a projecting aluminum trim to the dormer roof for solar shading. The windows of the existing dormer would be re-used. It is noted that there are several dark coloured dormers in the immediate area, however many appear as composite cladding and not a timber product. Supporting information was provided for review of the timber black cladding and given the dormer would result in a contemporary design and the product is considered high quality, the materials in this instance can be accepted. The use of the timber product would continue the use of the timber as is seen for the dormer as existing. The material information supplied during the course of the application would be conditioned accordingly within any approval granted.

Solar panels would be sited on top of the proposed rear roof dormer. This would involve 8no. 1150 x 1750mm solar PV panels at 10 degree pitch to south. The solar panels would have a height of maximum 600mm from the finished roof level. Whilst it is acknowledged that the solar panels would be visible from several vantage points, the proposal would not exceed the height of solar panels on flat roofs that could be achieved through the route of Permitted Development. Given this fallback, the proposed form and appearance of the solar panels are considered acceptable and the product information would be conditioned accordingly within any approval granted. This element is acceptable in terms of design and appearance, pursuant to Policy DC1 of the UDP and Core Strategy policies DM1 and SP1.

Demolition of existing single storey rear lean-to extension:

No issues in terms of design and appearance occur for this element of works.

Elevation alterations including installation of external wall insulation and alterations to window openings:

External wall insulation would be installed to the gable elevation of the host property. This would take the form of 150mm external wall insulation in a woodfibre and lime render, finished in white to match the front elevation. The top coat of this system will be Finish WP External Lime Render finished in 'chalk' white by Lime Green and the agent provided further product details for review. At ground floor level, the gable elevation would receive the timber cladding to be used for the dormer conversion- timber cladding product reference Thermopine by Russwood finished in Teknos Paint, RAL9005 Jet Black.

The white colouration of the proposed EWI would be applied which would match the existing colouration of the property and therefore ensure a sympathetic addition to the host property. The product chosen is considered acceptable and would be conditioned accordingly within any approval granted. It is considered the resulting design of the applied EWI would be acceptable, pursuant to Core Strategy Policies DM1 and EN1.

Whilst the installation of the black timber cladding on the ground floor of the gable elevation would be out of keeping with the existing materials of the host property, given the contemporary nature of the entire proposal and given the use of the same material for the more prominently located rear roof dormer, the use of this product is considered acceptable in this instance. The use of the product on this elevation would add to a sense of continuity across the proposal.

The existing green timber windows of various shapes would be replaced with triple glazed, timber framed windows with aluminum cladding, finished in black. The existing door within the rear elevation would be amended with a large door. Two additional windows would be inserted in the side elevation of the host property. Given the proposed changes could be altered by utilising permitted development rights including changing colouration and shape of existing dwellinghouse windows and doors, it is noted the works could take place outside of the application. Whilst the loss of original window design features is regrettable as well as the change from the green to black colouration, the proposed scheme would have continuity in design with the prominent use of black running through the entirety of the design. It is also noted that no elevational alterations would occur to the primary elevation of the property, which contributes most to the character of the streetscene. It is also noted that the property does not sit within a Conservation Area so there are limited regulations on such changes. In light of this, this element of works is considered acceptable, pursuant to Policy DM1 and EN1 in relation to design.

Bin Storage

Bin storage would be unaffected by the proposal.

Car Parking

Off- street car parking would be unaffected by the proposal.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive manner, a revised scheme has been provided which is considered to overcome issues raised and appropriate conditions have been attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 23 September 2024.

-Drawing- Proposed- Floor Plans and Elevations- Drawing Pack Rev A, stamped as received by the City Council as Local Planning Authority on 21 November 2024.

-Supporting Information- Agent Email Regarding Materials, stamped as received by the City Council as Local Planning Authority on 21 November 2024.

-Supporting Information- Example of Black Cedar Cladding, stamped as received by the City Council as Local Planning Authority on 21 November 2024.

-Supporting Information- Product Data Sheet: Finish WP, stamped as received by the City Council as Local Planning Authority on 21 November 2024.

-Supporting Information- Solar PV System Quote, stamped as received by the City Council as Local Planning Authority on 21 November 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the first floor bathroom window within the gable elevation of the host property as shown on the approved 'Drawing- Proposed- Floor Plans and Elevations- Drawing Pack Rev A', stamped as received by the City Council as Local Planning Authority on 21 November 2024, shall be obscure 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 - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used on throughout the proposal shall be implemented in accordance with the:

-Application Form,

-Drawing- Proposed- Floor Plans and Elevations- Drawing Pack Rev A,

-Supporting Information- Agent Email Regarding Materials,

-Supporting Information- Product Data Sheet: Finish WP,

-Supporting Information- Solar PV System Quote,

specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

90 Atwood Road, Manchester, M20 6JN

94 Atwood Road, Manchester, M20 6JN

8 Aldwick Avenue, Manchester, M20 6JL

10 Aldwick Avenue, Manchester, M20 6JL

129 Atwood Road, Manchester, M20 6JW

127 Atwood Road, Manchester, M20 6JW

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA