

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140853/FH/2024
Date registered valid: 27 August 2024
Proposal: Installation of rear dormer to form additional living accommodation, and 1no. rooflight to front elevation.
Address: 23 Matlock Avenue, Manchester, M20 1JS
Ward(s): Didsbury West Ward

Applicant: Mr David Leiberman
Agent (if any): Mr Daniel Kelso Architecture Unknown
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 September 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 September 2024 Expired: 27 September 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of red and cream brick with a grey slate dual pitch roof. The property features white uPVC windows, including a ground-floor bay to the front, a front porch canopy, a modest front garden bordered by a mid-level redbrick with original gateposts, a two-storey rear outrigger, and a modest rear yard/garden bordered by a high-level redbrick wall.







Description of area

Matlock Avenue is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Cavendish Park, Albemarle Allotments, and Burton Road Metrolink tram station. The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

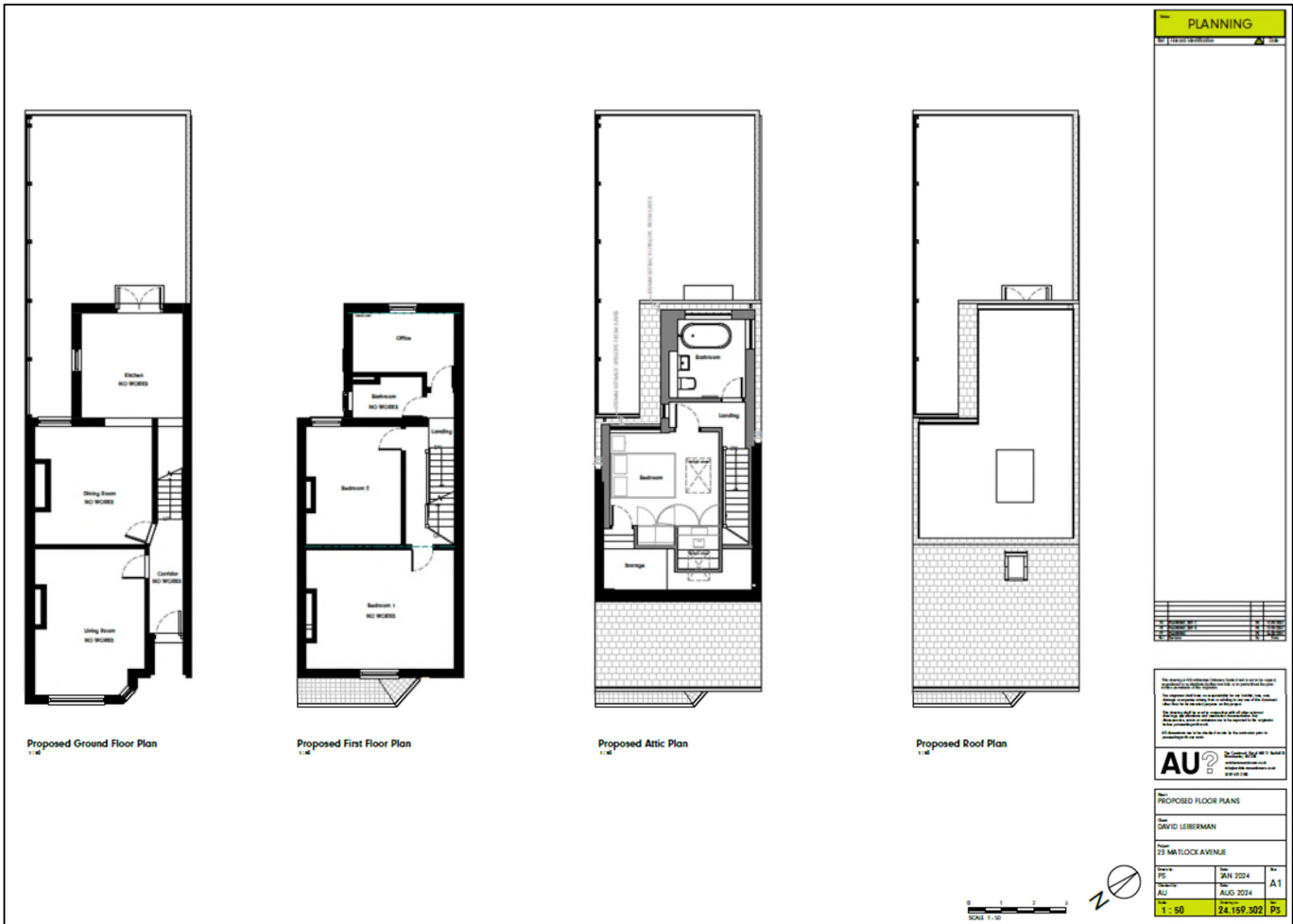
The applicant is seeking permission for the installation of a rear dormer to form additional living accommodation, and 1no. rooflight to front elevation.

Planning history

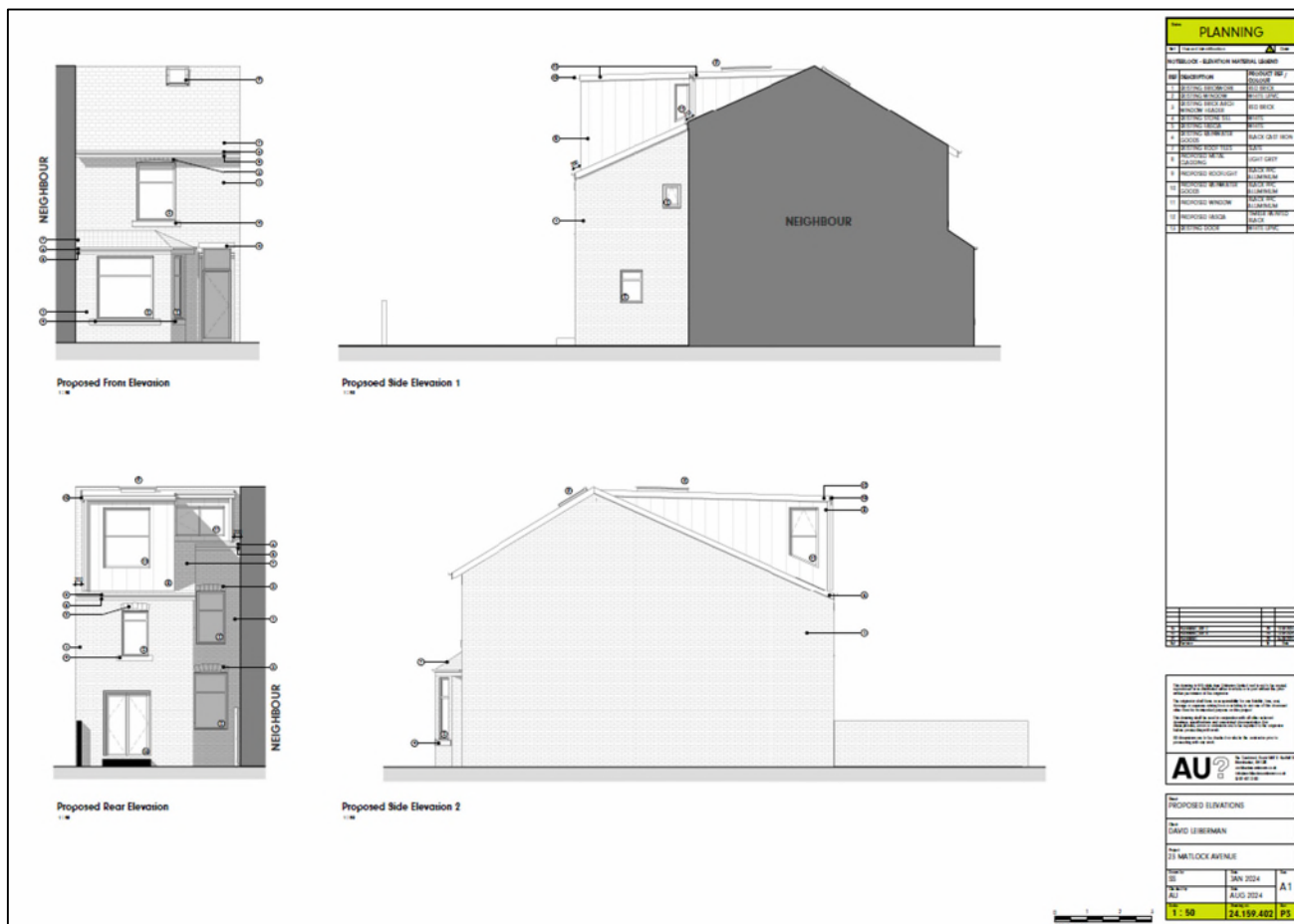
093026/FO/2010/S1 - Installation of 3no. double-leaf and 1no. single pedestrian access alley gates – **APPROVED** (14.06.2010).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.



Submitted amended proposed plans



Submitted amended proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of installing a rear dormer extension 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.

Siting, scale, and massing – the L-shaped dormer would be sited on the rear-facing roof slope of the host dwellinghouse and its two-storey rear outrigger, set 0.293m below the existing ridge, 0.2m above the eaves of the outrigger and 0.213m above the eaves of the host dwellinghouse. It would measure to 6.964m in length/depth along the outrigger roof slope, 3.47m in length/depth along the host dwellinghouse roof slope, with a total width of 4.779m, width of 2.874m along the outrigger, height of 2.95m along the outrigger, and height of 1.461m on the host dwellinghouse slope. A gap of 0.2m would be maintained to the shared boundary with No.21 Matlock Avenue, whilst a gap of 0.2m would be maintained to the property's northeastern roof edge.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the dormer is understood as being subservient to the host dwellinghouse in terms of its dimensions (set below the existing ridge, above the existing eaves and away from the shared boundaries/roof edge), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposal would also be in-keeping with the overall precedent of rear dormer extensions in this area, with comparable examples noted at No.52, No.64 and No.78 Cavendish Road, No.13 Buxton Avenue, and No.17 Matlock Avenue.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the rear dormer would feature QUARTZ-ZINC metal cladding by VMZINC to its walls and cheeks, with a grey single ply membrane roofing system, and black PPC aluminium-framed windows. It would feature 2no. windows to the rear, 1no. window to its northeastern side elevation (facing onto the tramline), and 1no. window to its southwestern side elevation (facing No.21 Matlock Avenue, conditioned to be obscurely glazed). Its roof would feature 1no. skylight (projecting upwards by 0.15m), sited at the same level as, or slightly below, the existing ridge. It would therefore not be visible from the front of the property.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of rear dormer extensions in this locale. Sited at the rear of the property, the dormer would not be largely visible within the street scene or public realm, would be screened from the view of passengers utilising the nearby tramline and allotments by the border of mature trees present to the northeast of the property and, as such, should have a minimal impact upon the visual amenity of the area. Therefore, despite introducing new materials to the property (i.e., QUARTZ-ZINC metal cladding), the proposal should avoid forming a prominent visual feature in the area. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.



Example of metal cladding to be used on rear dormer

Residential amenity – the rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the shared boundary, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the proposed window facing into the neighbouring plot of No.21 Matlock Avenue has been conditioned to be obscurely glazed, thereby safeguarding the privacy of neighbouring occupiers. The dormer's rear-facing windows would be setback from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes the installation of 1no. skylight to the front-facing roof slope of the host dwellinghouse, projecting upwards by 0.117m. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, and SP1, 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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Floor Plans', numbered '24.159.302 REV P3', stamped as received by the City Council as Local Planning Authority on the 13th September 2024.

'Proposed Elevations', numbered '24.159.402 REV P3', stamped as received by the City Council as Local Planning Authority on the 13th September 2024.

Materials/product specification as detailed within agent email correspondence dated to the 12th September 2024.

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

3) The materials to be used on the external surfaces of the rear dormer hereby permitted shall match those specified on the submitted application form and approved documents listed under condition no.2, including QUARTZ-ZINC metal cladding by VMZinc.

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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed window in the side elevation of the rear dormer facing No.21 Matlock Avenue, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

24 Matlock Avenue, Manchester, M20 1JS
21 Matlock Avenue, Manchester, M20 1JS
24 Buxton Avenue, Manchester, M20 1JT
22 Buxton Avenue, Manchester, M20 1JT

Appendix 2 – Planning constraints

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