

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140509/FH/2024
Date registered valid: 30 July 2024
Proposal: Hip to gable conversion and installation of rear dormer
Address: 45 South Drive, Manchester, M21 8DZ
Ward(s): Chorlton Ward

Applicant: Mr Tom Spawton
Agent (if any):
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **23/09/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/08/2024

Standard consultations:

Printed: 6 August 2024 Expired: 28 August 2024

Neighbour notifications

Printed: 6 August 2024 Expired: 28 August 2024

Site notice

Posted: 2 September 2024 Expired: 23 September 2024

Press advert

Published: 13 August 2024 Expired: 3 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two-storey semi-detached C3 dwellinghouse of white render and painted white/black brick along its principal elevation with a red tile hipped roof with gable end to the front and rear. The property features white uPVC windows, including a ground floor bay to the front, black timber detailing, a front dormer, a modest front garden, a timber rear canopy, and a detached garage situated within a spacious rear garden.



Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

South Drive lies within the Chorltonville Conservation Area; a small garden village constructed in the early 1900s, predominantly characterised by large detached and semi-detached family dwellinghouses of brick and render, built in the Arts & Crafts style. The private roads are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and West Didsbury & Chorlton Football Club to the south.

Description of development

The applicant is seeking permission for the installation of a rear dormer and associated hip to gable conversion to provide additional living accommodation.

Consultations & Notification Responses

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

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:

- JP-S1 – Sustainable development
- JP-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 submitted application is for the erection of a dormer to the rear roof slope with associated hip to gable conversion to form additional living accommodation. This is considered acceptable in principle as many prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. 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 alteration would give rise to any significant additional waste or car parking pressures.

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 span the entire width of the rear roof slope, at roughly 7900mm approximately, with a maximum projection of 3500mm and gaps of roughly 400mm to the adjoining property and 300mm to the side of the roof. It would be set below the roof ridge by approximately 235mm and set in from the eaves by approximately 260mm.

The dormer is considered acceptable in terms of its sitting, scale and mass, it is considered to be subservient to the host dwellinghouse and it is not believed to result in an 'excessively large or bulky' addition to the property as well as being in-keeping with the overall precedent for dormers in this area.

The hip to gable conversion will not involve increasing the height ridge of the ridge any more than the existing roof ridge and will feature one new window on the gable end to allow light into the new accommodation. The Chorltonville neighbourhood has a combination of house types, differing between hipped and gable roofs, including the neighbouring set of semis which have gable roofs, as such the conversion from a hip to a cable roof will not create an incongruous feature on the street scene.

Design and Visual Amenity

The proposed rear dormer would make use of composite cladding/shiplap panels in grey/black colour, with uPVC windows and Juliet balcony doors, it would also feature a flat GRP roof. The side elevations of the dormer are to be blank and featureless, whilst the front elevation of the roof would feature 1no. new skylights to provide additional light to the loft conversion.

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 (e.g: 1 East Meade, 3 Meadow Bank, 4 The Thorns). Although the dark grey cladding used on the walls of the dormer will not match the existing clay tile exactly, it is still considered to be in keeping with the character of the property and the wider area. 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 Chorltonville estate comprises of a mixture of hipped and gable roof types, often alternating between each set of semis, as such the conversion from a hip to a cable roof will not create an incongruous feature on the street scene.

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.

Residential Amenity

In terms of the rear dormer, it is not considered that this proposal would cause any undue harm to residential amenity in terms of overshadowing, sunlight, overlooking and privacy, particularly given that the only windows on the proposed dormer are rear facing.

As the garden is south facing, the effects of the proposal in terms of any loss of daylight and overshadowing for neighbouring properties would be limited and is not considered to be significant to warrant any refusal of the application on this basis. Two new windows and one new glazed door are proposed to the rear of dormer, these are set back from the eaves by 260mm, as such it is considered these windows provide no further degree of overlooking/ loss of privacy than the existing first floor rear windows.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Impact on the Chorltonville Conservation Area

The application site is located within the Chorltonville Conservation Area (1992) 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 in keeping with other dormers in this locale and would be subservient to the dwellinghouse. It cannot be seen from the public highway and therefore will have no impact on the character of the area and wider conservation area. The hip to gable conversion will not increase the roof height and will use clay colour tiles to match the neighbouring properties in the area. The proposal is therefore considered to cause less than substantial harm and 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 proposed rear dormer and associated hip to gable conversion 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, EN3 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 – 12 July 2024.
- b. Drawing –Proposed Elevations (rear, front and side) 12 July 2024.
- c. Drawing – Proposed floor plan 12 July 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

Environmental Health
Chorlton Voice

43 South Drive, Manchester, M21 8DZ
59 Cundiff Road, Manchester, M21 8FS
53 Cundiff Road, Manchester, M21 8FS
57 Cundiff Road, Manchester, M21 8FS
55 Cundiff Road, Manchester, M21 8FS
34 South Drive, Manchester, M21 8DY
32 South Drive, Manchester, M21 8DY
30 South Drive, Manchester, M21 8DY
47 South Drive, Manchester, M21 8DZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA