

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140385/FH/2024
Date registered valid: 27 June 2024
Proposal: Hip to gable conversion with rooflights and installation of rear dormer
Address: 27 Reeves Road, Manchester, M21 8BU
Ward(s): Chorlton Ward

Applicant: Catherine Summers
Agent (if any): Mr Jason McKay Designloft.Com Ltd
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 August 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 July 2024 Expired: 5 August 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

Two storey semi-detached dwellinghouse which has previously been extended with a single storey side extension (108565/FH/2015/S1 and 109722/JO/2015/S1)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is characterised as being residential in nature comprising of semi-detached properties of similar age and within walking distance to Chorlton District Centre.

Description of development

The applicant is seeking planning permission for a hip to gable roof extension and associated rear dormer roof extension.

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – None Received

Issues

Planning History

There has been three previous planning application at this address:

Application Reference: 139454/LP/2024

Proposal: Enlargement of dwellinghouse with a hip to gable roof alteration and a rear dormer.

Status/Decision: Refused 02.05.2024

Application Reference: 109722/JO/2015/S1

Proposal: Variation of condition no. 3 relating to planning application number 108565/FH/2015/S1 to vary the appearance and size of the extension.

Status/Decision: Approved 02.10.2015

Application Reference: 108565/FH/2015/S1

Proposal: Erection of single-storey side and rear extension to form additional living accommodation

Status/Decision: Approved 29.05.2015

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

Places for Everyone Joint Development Plan – 2022 to 2039

On the 21st March 2024, nine of the ten Greater Manchester Councils voted to adopt the Places for Everyone Joint Development Plan – 2022 to 2039 (PfEJDP); Manchester City Council is one of the Council's that has voted to adopt the plan. The PfEJDP has superseded parts of some of the policies contained within the Council's Core Strategy.

The relevant PfEJDP policy is as follows:

Policy JP-Strat1: Core Growth Area

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The application comprises of the same development as a previous application for a Certificate Lawful Development Proposed for the installation of a hip to gable roof extension and rear dormer under planning reference: **139454/LP/2024**. The application was **refused** for the following reason:

The proposed rear dormer and hip to gable roof extension as shown on the submitted drawings does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class B.1 (d)(ii), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the cubic content of the resulting roof space would exceed the cubic content of the original roof by more than 50 cubic metres, as a result of a previous enlargement of the original roof space.

Therefore, the proposal could not be granted under permitted development rights and would require planning permission before it could be built. The applicant is now seeking planning permission for the proposal and further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – The existing property has already been extended with the erection of a single-storey side and rear extension, the works in this application are to the original roof space

Taking into consideration the position, design and scale of the proposed hip to gable roof extension together with the rear dormer and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The dormer and hip to gable alterations has been designed to complement the existing dwellinghouse with materials shown to be matching brickwork and tiles. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking and Refuse Storage – Car Parking and refuse storage would be unaffected by the proposal.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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:

Proposed Elevations and Proposed Flood Plans

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

3) The materials to be used on the external surfaces of the dormer and hip to gable roof alteration hereby permitted shall match in appearance to those of the existing building 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

36 Reynard Road, Manchester, M21 8DD
30 Reeves Road, Manchester, M21 8BT
29 Reeves Road, Manchester, M21 8BU
32 Reynard Road, Manchester, M21 8DD
28 Reeves Road, Manchester, M21 8BT
26 Reeves Road, Manchester, M21 8BT
38 Reynard Road, Manchester, M21 8DD
34 Reynard Road, Manchester, M21 8DD
25 Reeves Road, Manchester, M21 8BU

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