

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139562/FH/2024
Date registered valid: 4 April 2024
Proposal: Erection of front dormer and two roof lights
Address: 13 St Marys Hall Road, Manchester, M8 5DZ
Ward(s): Crumpsall Ward

Applicant: Mr Abdul Rahim
Agent (if any): Mr R Anwar RA Design & Project Management Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 April 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 April 2024 Expired: 30 April 2024

Site notice

Posted: 10 April 2024 Expired: 1 May 2024

Press advert

Published: 16 April 2024 Expired: 30 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a semi-detached property situated within a residential area of Crumpsall. The property is constructed from red brick and is designed with a gable roof with front and rear projecting elements, finished in slate roof tiles. To the front of the site is an area of hardstanding used for parking 3 cars off street and private garden to the rear. Boundary treatment consists of low walling across the front and timber fencing to the remainder of the curtilage. The rear elevation of the host property is highly visible from Eaton Road.



Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominately residential in character, comprising period properties of a similar character, scale and form. It was noted on site that there are no existing examples of new front or rear dormer window extensions within the immediate street scene.

The semi-detached pairs 19 & 21 St Marys Road and 30 & 32 Bennett Road all feature one small pitched dormer window within the front roof scape. These are acknowledged as original features to this specific housing type, therefore are not considered to set a precedence for new additions to the front in this locality.

Description of development

The application seeks consent for the erection of a rear dormer window and two front roof lights.

The proposed rear dormer will measure 1.8m (h) x 1.8m (w) x 2.8m (d) and accommodate a dual pitched roof. The dormer will be clad in slate roof tiles to match the host property.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

No relevant planning history.

History of negotiations

The planning officer stated that the application property did not afford permitted development rights for dormers given the Conservation Area setting and requested that the proposed small pitched dormer was relocated to the rear roof plane, to mitigate visual amenity impacts upon the host property and wider CA. The agent submitted revision D (22/05/2024) showing the dormer to the rear.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone 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 **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P2 – Heritage

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

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
H 3 – North Manchester
EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC18 – Conservation Areas

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) 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 Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

The proposed development is a dual pitched rear dormer window and two front rooflights to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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 property and conservation area and impact on the neighbouring properties' residential amenity.

Impact on visual amenity and the streetscene:

The proposal seeks permission for a rear dormer window and two front rooflights.

Given the orientation of the host property in the streetscape, the rear elevation is considered highly visible from Eaton Road, as such the design and scale of the proposed dormer should be considered from this perspective. The proposed rear dormer window is considered to be small in size, set down from the original ridge and in from the sides of the roofscape, as such will not dominate the roofscape of the host property. The dual pitched design is considered sympathetic to the original gable features of the host property and echoes similar examples of original dormers present within the street scene, at Nos 19 & 21 St Marys Road and 30 & 32 Bennett Road.

The proposed rear dormer will be constructed from slate roof tiles to match those on the host dwelling and as such are considered visually acceptable. This will be secured by condition.

The two proposed front rooflights area considered acceptable, notwithstanding this, these can be implemented through Permitted Development rights.

As such, the proposed development is not considered to harm the character of the host property nor street scene, and preserves the character of the Crumpsall Lane Conservation Area. The proposal is therefore pursuant with the requirements of Places for Everyone policy JP-P2, Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1 and DC18.

Impact on residential amenity:

Due to the location of proposed rear dormer set well within the roofscape of the host property, there are no concerns relating to overdominance or overshadowing to neighbouring properties.

The proposed rear dormer and front rooflights will afford outlook across the hosts own rear garden area and front highway and as such raises no concern with the loss of privacy over and above existing.

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

Highways:

The proposal would not interfere with existing parking arrangements on site.

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, Place for Everyone and other material considerations. In this instance negotiations took place with regards to the siting of the proposed pitched dormer window. Amended plans were submitted showing the dormer window within the rear roof plane and the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Existing & Proposed Plans', numbered ' RAD/3027/24/1/RevD', stamped as received by the City Council as Local Planning Authority on the 22/05/2024.

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

3. Matching materials

The materials to be used on the external surfaces of the rear dormer extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be developed and wider Conservation Area is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policies DC1.1, DC1.2, and DC18 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

16 St Mary's Hall Road, Manchester, M8 5DZ
18 St Mary's Hall Road, Manchester, M8 5DZ
22 St Mary's Hall Road, Manchester, M8 5DZ
20 St Mary's Hall Road, Manchester, M8 5DZ
15 St Mary's Hall Road, Manchester, M8 5DZ
11 St Mary's Hall Road, Manchester, M8 5DZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA