MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140241/FH/2024
Date registered valid:	11 June 2024
Proposal:	Installation of dormer to rear
Address:	269E Brantingham Road, Manchester, M21 0DZ
Ward(s):	Chorlton Ward
Applicant:	Ruth Leonard
Agent (if any):	Mr Kevin Maloney, Blueprint CAD Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29/07/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25/07/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 20 June 2024 Expired: 11 July 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Brantingham Road. The property was constructed in 2010, using light brick and black roof tiles with black framed uPVC windows and doors. There is a mid-level brick wall boundary treatment to the front of the property, with a small front garden, hardstanding for vehicle parking to the side and a garden to the rear.



Figure 2. Front View of the property.



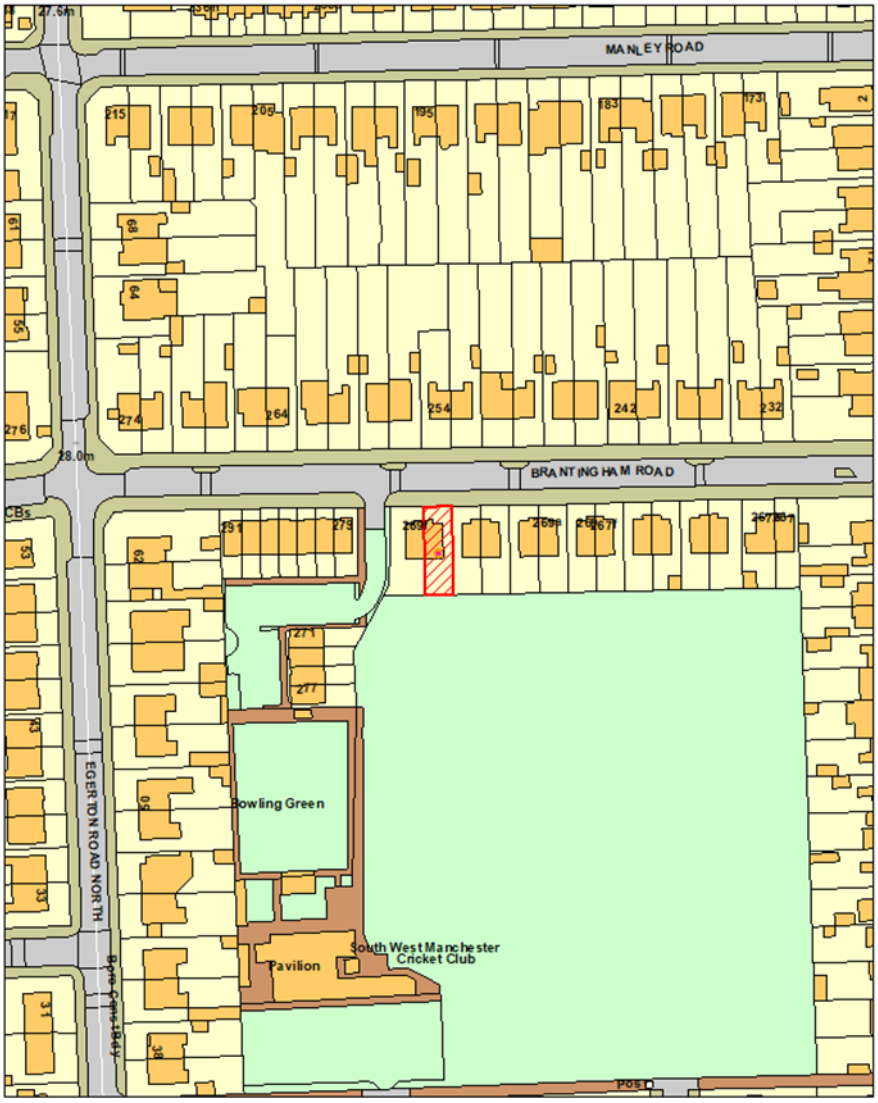
Figure 1. Rear view of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Brantingham Road is a residential street, between Chorlton District Centre and Princess Road in the Chorlton Ward of south Manchester. The area is predominantly residential in terms of its character with a combination of semidetached, terraced and detached residential properties and sports grounds for St Bede's College and Maine Road FC.



Description of development
The applicant is seeking permission for the erection of a rear roof dormer and associated elevation alterations to provide additional living accommodation. The proposed dormer measures 4770mm in width, 2260mm in height and projects out by 3630mm, while the elevation alterations comprise of 2 roof light windows added to the front roof elevation.

Consultations & Notification Responses
Local residents, as per appendix 1 - no comments or objections received.

Policy
<u>The Manchester Core Strategy Development Plan Document 2012-2027</u> –
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 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

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:

- S1- Sustainable development

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 rear roof dormer to form additional living accommodation. This is considered acceptable in principle as many people 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 be sited at the rear of the property, with a flat roof with a maximum height of 2260mm and would be below the existing ridge line. It would span 4770mm and project out by 3630mm, set in from the eaves by 1140mm with a gap of 380mm to the side of the roof and 160mm to the party wall

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

Residential Amenity
The scale, orientation, proposed windows, setback as well as the existing precedent of similar works in this area, 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 property is south facing and semidetached, 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 are added to the rear of the dormer, these are set back from the eaves by 1140mm, 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.

Design and Visual Amenity
The proposed rear dormer would make use of flat tiles to match the existing roof, with black uPVC windows, it would also feature a flat roof. The side elevations of the dormer are to be blank and featureless, whilst the front elevation of the roof would feature 2no. 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: 268 Brantingham Road, 58 Egerton Road North). In addition, 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 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.

Car Parking
No change to parking arrangements would occur as a result of the proposal.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed rear dormer 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 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 polices 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 – 11 June 2024.
b. Drawing –Proposed Elevations – 11 June 2024.
c. Drawing – Proposed Floor Plans – 11 June 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

252 Brantingham Road, Manchester, M21 0QZ
269F Brantingham Road, Manchester, M21 0DZ
269D Brantingham Road, Manchester, M21 0DZ
271 Brantingham Road, Manchester, M21 0DZ
South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG
256 Brantingham Road, Manchester, M21 0QZ
254 Brantingham Road, Manchester, M21 0QZ
277 Brantingham Road, Manchester, M21 0DZ
275 Brantingham Road, Manchester, M21 0DZ
273 Brantingham Road, Manchester, M21 0DZ

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 (Less) -
Area Team Boundary - Name: SOUTH AREA