

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139377/FH/2024
Date registered valid: 26 February 2024
Proposal: Installation of dormer extension to rear elevation with two roof windows to front elevation
Address: 6 Cotefield Road, Manchester, M22 1AR
Ward(s): Woodhouse Park Ward

Applicant: Mr & Mrs Jones
Agent (if any): Mr V Alyas, Architek
Case officer: Jake Walther
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **10/04/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13/03/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 March 2024 Expired: 28 March 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 proposal relates to a two-storey semidetached class C3 dwellinghouse on Cotefield Road. The property features brickwork, uPVC windows and terracotta roof tiles and features hardstanding for off street vehicle parking to the front with landscaping to the front and rear. The property also benefits from a rear conservatory added in 2015 (110250/PDE/2015/S2).



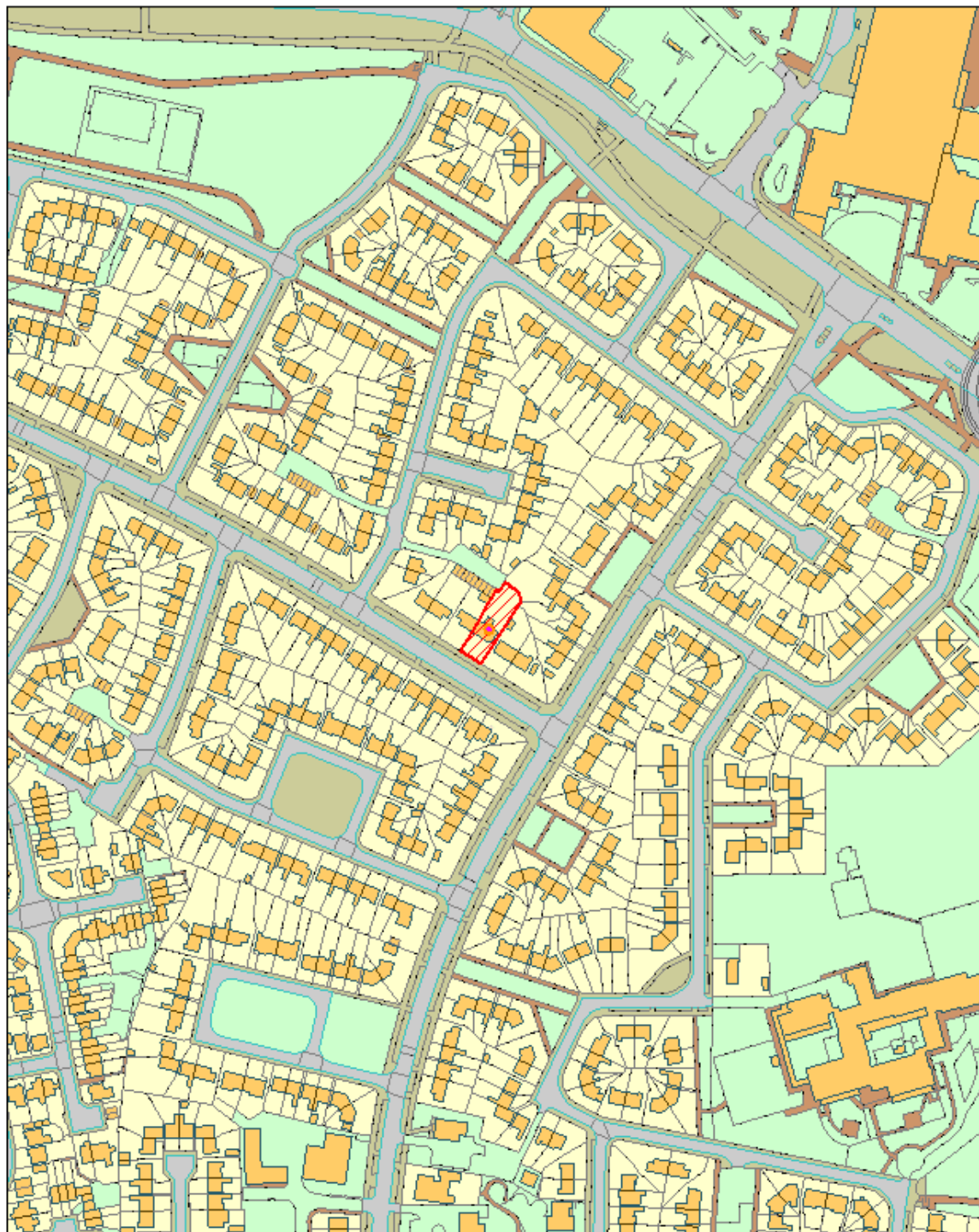
Listed building: Not applicable.

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

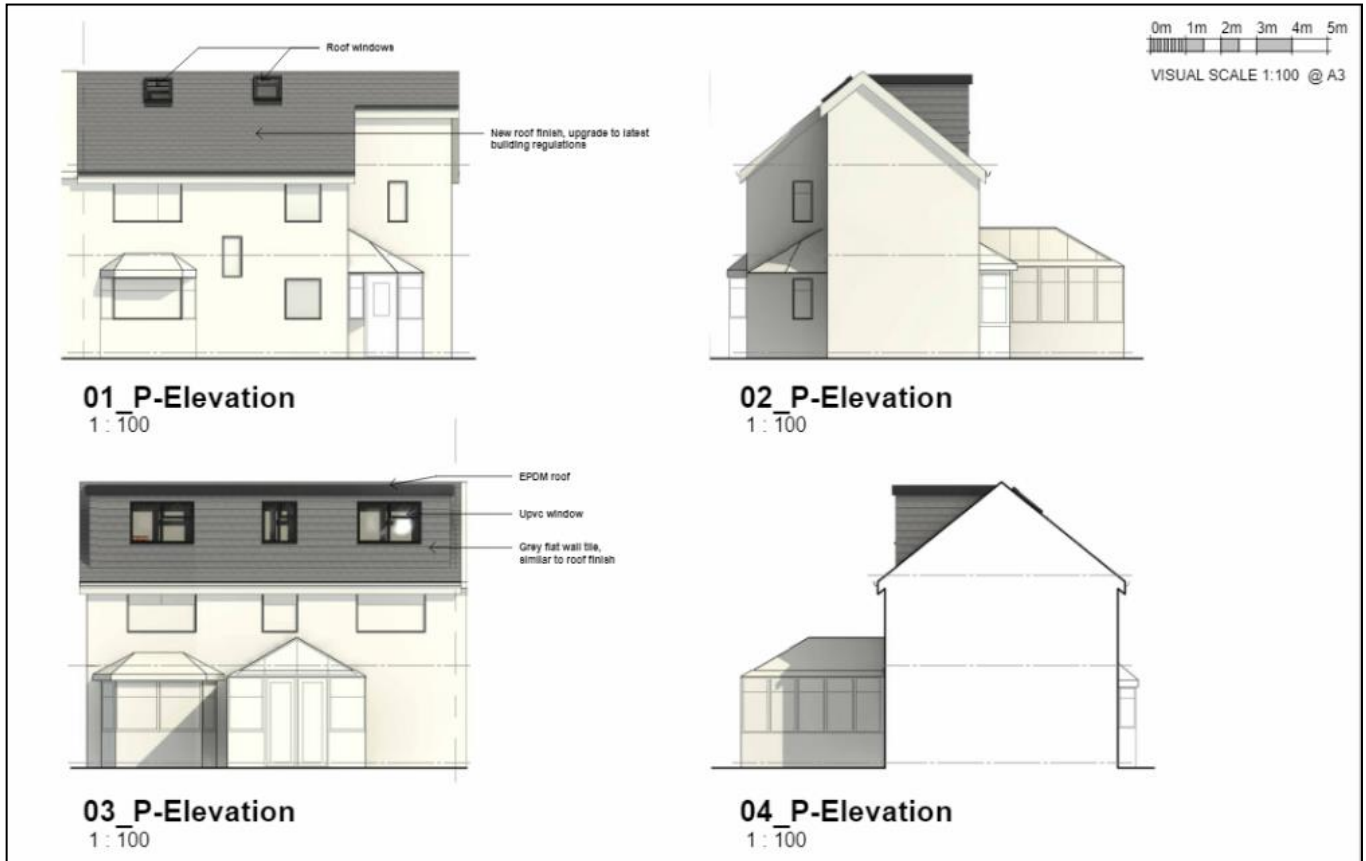
The property is located on Cotefield Road, a residential street situated in the Woodhouse Park ward of Wythenshawe, close to Wythenshawe Town Centre. The area is predominantly residential in terms of its character, consisting mostly of semi-detached and terraced houses. The property benefits from its proximity to Wythenshawe Town Centre shops and services as well as the Metrolink stop of the same name.



Description of development

The applicant is seeking permission for the construction of a rear dormer to provide additional living accommodation.

The proposed addition will span roughly 10020cm across the rear elevation with a height of 2300mm and will feature 3no. uPVC windows on the rear elevation and 2no. skylights on the front portion of the roof.



Consultations & Notification Responses

Local residents, as per appendix 1 – 1no. comment was received in regard to the application – Objection to the proposal due to concerns regarding a loss of sunlight to neighbour's garden in winter and the effect of this on children.

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 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

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places for Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment
- H1 – Scale, distribution and phasing of new housing

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.

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 in order 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.

Sitting, Scale and Mass

The dormer would be sited along the rear portion of the existing pitched roof projecting 2980mm with a width of 10035mm, and a height of 2300mm. The dormer would leave a gap to the eaves of 520mm and would be set in from the party wall by 300mm, set in 2540mm from the roof edge and would be set 80mm below the ridge.

Though relatively large in terms of its scale, the dormer would not exceed the highest part of the existing roof, would not front a highway or be visible from the street, would not extend beyond the face of any external walls, the edge of the dormer would be set back more than 0.20m from the eaves, 0.30m from the party wall and 0.27m from the roof edge.

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 semi detached, 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. Three new windows are added to the rear of dormer, these are set back from the eaves by 0.50m, 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

The proposed rear dormer would make use of grey 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: 2 Cricklewood Rd, 36 Cricklewood Rd). Although the dark grey flat tiling used on the walls of the dormer will not match the existing roof tile or brick 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 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.

Waste Storage

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

Parking

No change to parking arrangements would occur as a result of the 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 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 -26 Feb 2024 – Drawing number – A101.
- b. Drawing –Proposed Elevations 26 Feb 2024 – Drawing number -A105.
- c. Drawing – Proposed floor plan 26 Feb 2024 – Drawing number – A104.
- d. Drawing – 3D floor plans 26 Feb 2024 - Drawing number – A106

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

32 Oatlands Road, Manchester, M22 1AS
4 Cotefield Road, Manchester, M22 1AR
9 Cotefield Road, Manchester, M22 1AG
8 Cotefield Road, Manchester, M22 1AR
7 Cotefield Road, Manchester, M22 1AG
5 Cotefield Road, Manchester, M22 1AG

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 Zone - All Exceeding 15M
Area Team Boundary - Name: SOUTH AREA