MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139895/FH/2024
Date registered valid:	29 April 2024
Proposal:	Installation of rear dormer and elevational alterations
Address:	67 Wilton Road, Manchester, M8 4NG
Ward(s):	Crumpsall Ward
Applicant:	Mr Adeel Gulzar
Agent (if any):	Mr Reuben Ramelize, Arch Designs
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**24/06/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2026

Standard consultations:
Printed: 8 May 2024 Expired: 30 May 2024

Neighbour notifications
Printed: 8 May 2024 Expired: 30 May 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 Wilton Road in Crumpsall. The property features bay windows to the front and hardstanding for two cars to the front, with a garden to the rear. Previous development at this property includes an infill front extension and a ground floor wrap around extension built in 2017 (118205/FH/2017).


Figure 2. Front view of Property.


Figure 1. Rear view / Proposal area.

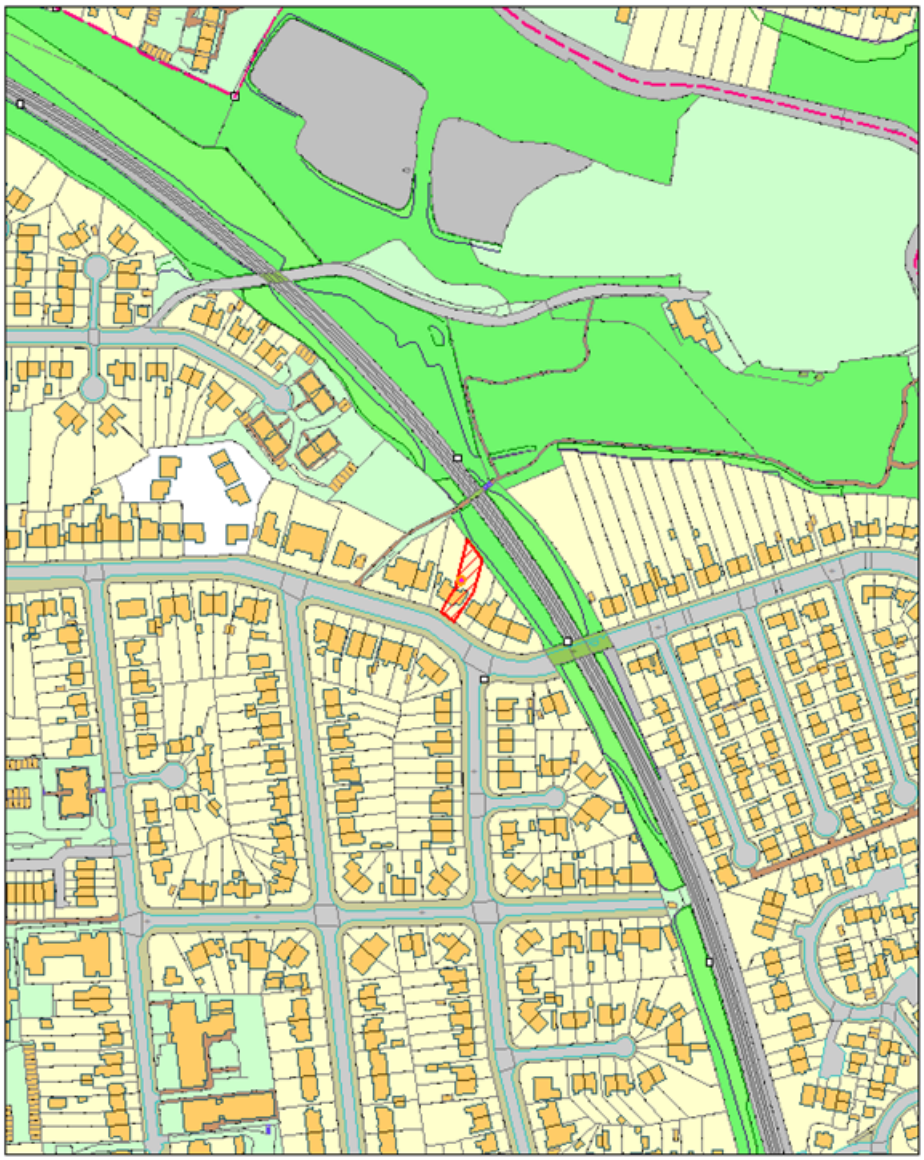
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located on Wilton Road, a residential street situated in the Crumpsall ward of North Manchester. The area is predominantly residential in terms of its character, consisting of a mixture of semi-detached and detached houses. The property borders the Metrolink tracks and is in walking distance to the Bowker Vale tram stop.



© Crown copyright and database rights 2024. Ordnance Survey 100019568

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 6394mm across the rear elevation with a height of 1650mm and will feature 1no. uPVC windows on the rear elevation and 2no. skylights on the front portion of the roof. There is also an elevation alteration to the front bay window to create an open gable roof.

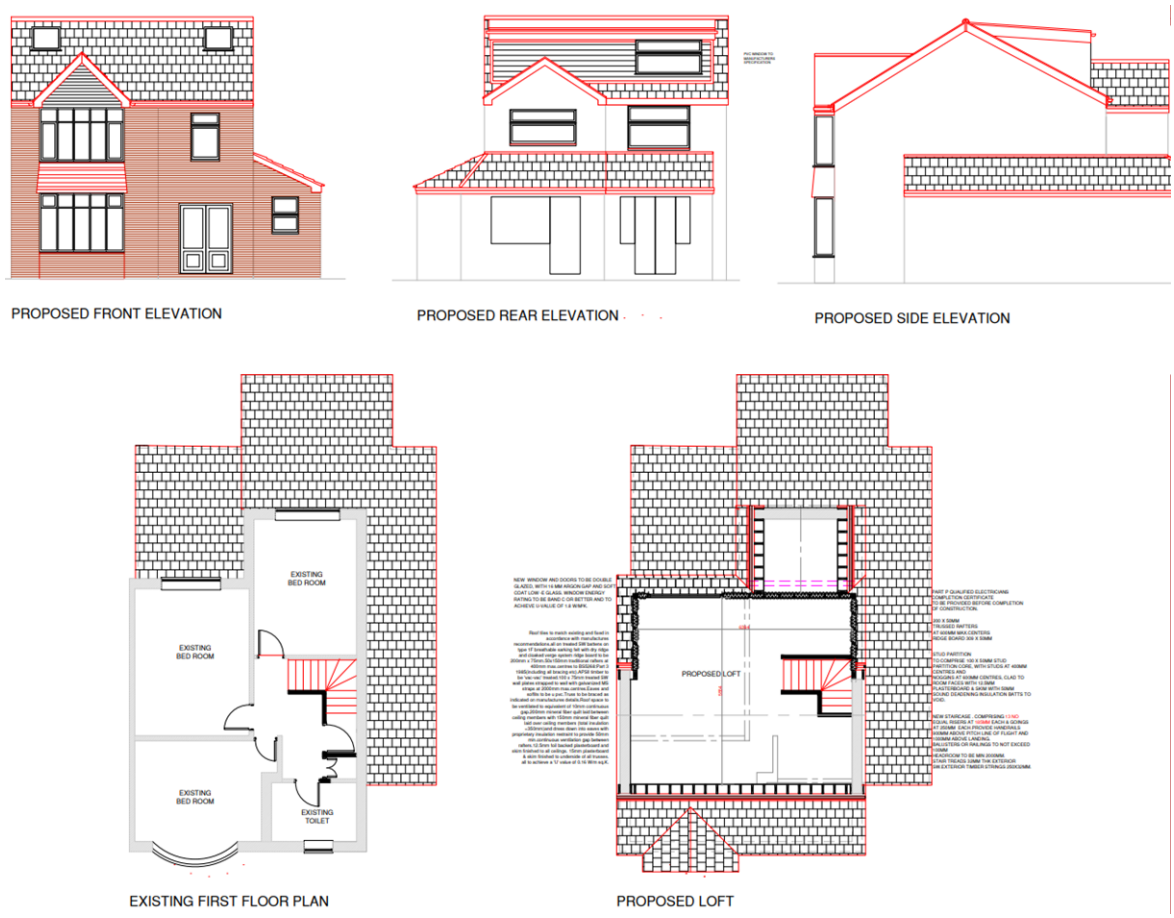


Figure 3. Proposed development.

Negotiations

The proposal was originally for a first-floor rear extension with a projection of 3.8m alongside the rear dormer and elevation alterations. However, due to the impact the first-floor extension would cause on the adjoining properties daylight and the tunnelling effect it would cause, the applicant has agreed to withdraw the rear extension element of the proposal and instead progress with just the rear dormer and elevation alterations.



Figure 4. Original Proposal.

Consultations & Notification Responses
Transport For Greater Manchester - Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Metrolink boundary and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; https://www.tfgm.com/public-transport/tram/working-safely.

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 rear ground floor and first floor window.

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
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
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

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.

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 extension 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 rear dormer would measure approximately, (6394mm wide x 5554mm deep x 1650 maximum height) and would be centrally placed along the rear roof plane whilst being stepped-away from the common boundaries with the adjoining property by 390mm.

The rear 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 430mm from the eves and 165mm 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 proposed elevation alterations include 2no. roof lights to the front roof plane and an open gable added above the first floor bay window. These elevation alterations would generally fall under householder general permitted development for the nature of the property and therefore an application for planning permission would not usually be required.

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 garden is north 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. One new window would be added to the rear of dormer, these are set back from the eaves by 680mm, as such it is considered these windows provide no further degree of overlooking/ loss of privacy than the existing first floor rear windows.

The windows added to the front roof plane are skylights and as such will not cause any overlooking/ loss of privacy for any neighbouring property.

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 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: 48, 71, 65 and 2A Wilton Road). 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.

Parking
The current parking arrangements would be unaffected by this proposal.

Waste Storage
The storage of refuse bins is not affected by the proposal.

Conclusion
Given the above issues, it is considered that the proposed rear dormer and elevation alterations are 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 -29 April 2024 – Drawing number – A3/03.
b. Drawing –Proposed Plans and Elevations 24 June 2024 – Drawing number -A1/02 (REVISION 3)

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.

Informative

It was noted whilst on site that a porch which would seem to require the benefit of planning permission was on site. It is commented upon that this is not part of this application and if it is beyond the realms of permitted development would require the benefit of a separate application.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

69 Wilton Road, Crumpsall, Manchester, M8 4NG
65 Wilton Road, Crumpsall, Manchester, M8 4NG

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
Area Team Boundary - Name: NORTH AREA