MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138648/FH/2023
Date registered valid:	30 November 2023
Proposal:	Erection of a rear dormer extension to provide additional living accommodation
Address:	50 St Werburghs Road, Manchester, M21 0TJ
Ward(s):	Chorlton Ward
Applicant:	Mrs Helen Whelan
Agent (if any):	Mr Padraic Gorman, Northern Architects
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **24th January 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 23.01.2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 11 December 2023 Expired: 1 January 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 site relates to a two storey semi detached property in the Chorlton ward area of Manchester. The property features bay windows to the ground and first floor front elevation with front porch. Off road car parking is available on the front drive with small garden to the front, access along the side and garden to the rear. The property benefits from a single storey side and single storey rear extension. An outbuilding is situated along the rear boundary.





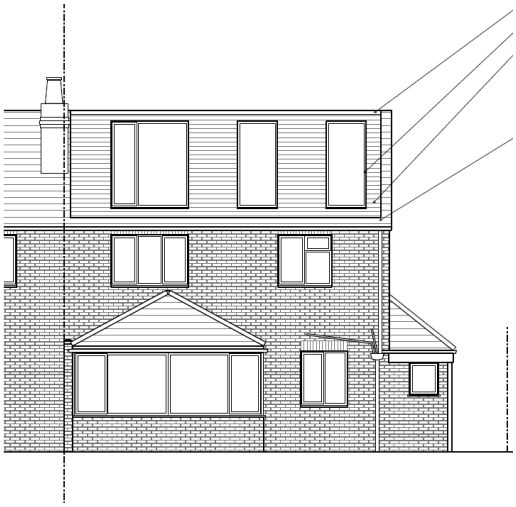
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

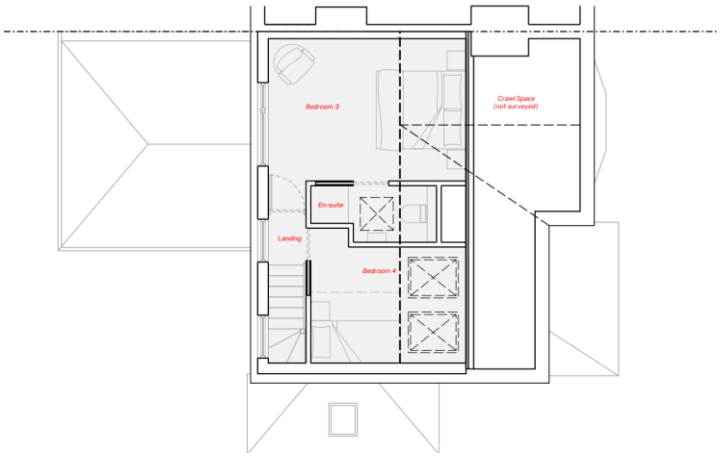
Description of area

The area is characterised by predominantly semi detached properties with gable and hipped roofs with front and rear gardens.

Description of development

The applicant is seeking planning permission for the erection of a rear dormer extension to provide additional living accommodation





Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments, representations have been received in respect of this application

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

No previous planning applications relating to this site as follows:

Residential Amenity

The applicant is seeking planning permission for the erection of a rear dormer extension to provide additional living accommodation. The initial submission presented the roof of the proposed dormer to be higher than that of the original ridge of the roof. The agent referenced a similar property along the same street which had a rear dormer similar to the initial proposed scheme. However, it transpired that the dormer was unauthorised and had no planning history to indicate that any planning permission had been sought. Following negotiations, the agent amended the height of the dormer which now sits in line with the ridge height of the property.

The construction of a rear roof dormer window would have a flat roof and would be set in from the side walls of the property, setback from the eaves and in line with the existing ridge height. Three large windows are proposed overlooking the rear of the garden area, however, tt is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable. In addition, the applicant proposes to install two roof lights on the front elevation. These are considered to be an acceptable addition to the front and would not provide an unacceptable appearance in the street scene.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is therefore considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The proposal would not be visible from the public highway and therefore would not feature within the street scene. It is considered however that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the dormer is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposal is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse

No affected by this proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received on 24th January 2024 numbered NA (-4) 011 Revision 01 Proposed Front Elevation
Received on 24th January 2024 numbered NA (-4) 021 Revision 01 Proposed Side Elevation
Received on 24th January 2024 numbered NA (-4) 031 Revision 01 Proposed Rear Elevation
Received on 24th January 2024 numbered NA (-4) 041 Revision 01 Proposed Side Elevation

Received on 27th November 2023 numbered NA (-2) 011 Proposed First Floor Plan
Received on 27th November 2023 numbered NA (-2) 021 Proposed Second Floor Plan

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 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG
21 St Werburgh's Road, Manchester, M21 0TL
52 St Werburgh's Road, Manchester, M21 0TJ
46 St Werburgh's Road, Manchester, M21 0TJ
17 St Werburgh's Road, Manchester, M21 0TL
23 St Werburgh's Road, Manchester, M21 0TL
19 St Werburgh's Road, Manchester, M21 0TL
54 St Werburgh's Road, Manchester, M21 0TJ
48 St Werburgh's Road, Manchester, M21 0TJ

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 90M
Area Team Boundary - Name: SOUTH AREA