

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138853/FH/2023

Date registered valid: 18 December 2023

Proposal: Installation of basement access and stair to front, installation of rear roof dormer, formation of raised terrace to the rear garden, and elevational alterations to rear first floor bay windows

Address: 90 St Werburghs Road, Manchester, M21 0UL

Ward(s): Chorlton Park Ward

Applicant: Ms Caroline Cadoo

Agent (if any): Ms Jo Sharples, Editional Studio

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 February 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 January 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 December 2023 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile dual pitch roof. The property features timber-framed windows, including a two-storey and ground floor bay to the front, and a projecting box window to the rear, a front basement lightwell, a tarmac driveway and modest front garden bordered by a mid-level redbrick wall, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Front garden / amenity space.



Figure 3. Rear elevation.



Figure 4. Rear garden.

Description of area

St Werburgh's Road is a residential street situated within the Chorlton Park ward of Manchester, close to Wilbraham Road (A6010), St Margaret's Sports Fields, and St Werburgh's Road Metrolink tram stop. The area is predominantly residential in terms of its character, consisting of semi-detached and detached residential properties, and benefits from its proximity to Chorlton district centre.

Description of development

The applicant is seeking permission for the installation of a basement access and stairwell to the front, installation of a rear roof dormer, formation of a raised terrace to the rear garden, and elevational alterations to the rear first floor bay windows.

Planning history

136611/LP/2023 - Enlargement of dwellinghouse comprising of the erection of a rear dormer, installation of 4no. rooflights (3no. front and 1no. rear) and render to rear of property – **APPROVED** (25.05.2023).

Consultations & Notification Responses

Three letters were received from two local residents in response to the application. Their concerns are summarised as follows:

- The size of the proposed rear dormer is significant.
- The dormer's proposed metal finish would not be in-keeping with the surrounding residential properties and will significantly alter the appearance of the rear of the property.
- The dormer would be visually unattractive and would be out-of-keeping with the character of the surrounding Edwardian properties.
- The proposed metal finish would look significantly different to the current grey tiled roof.
- No provisions are proposed to safeguard the privacy of neighbours to the rear (i.e., no details of a privacy screen to the rear boundary have been provided).
- The removal of an established Cherry tree in the application property's rear garden has resulted in overlooking.
- The proposed raised terrace area would exacerbate this.
- The proposed basement access would affect the principal elevation and surrounding streetscape.
- Concerns relating to the property's potential conversion into flats with the basement being utilised as substandard accommodation.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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.

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 basement access and stairwell to the front of the property, and a dormer extension and raised terrace area to the rear, together with elevational alterations 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

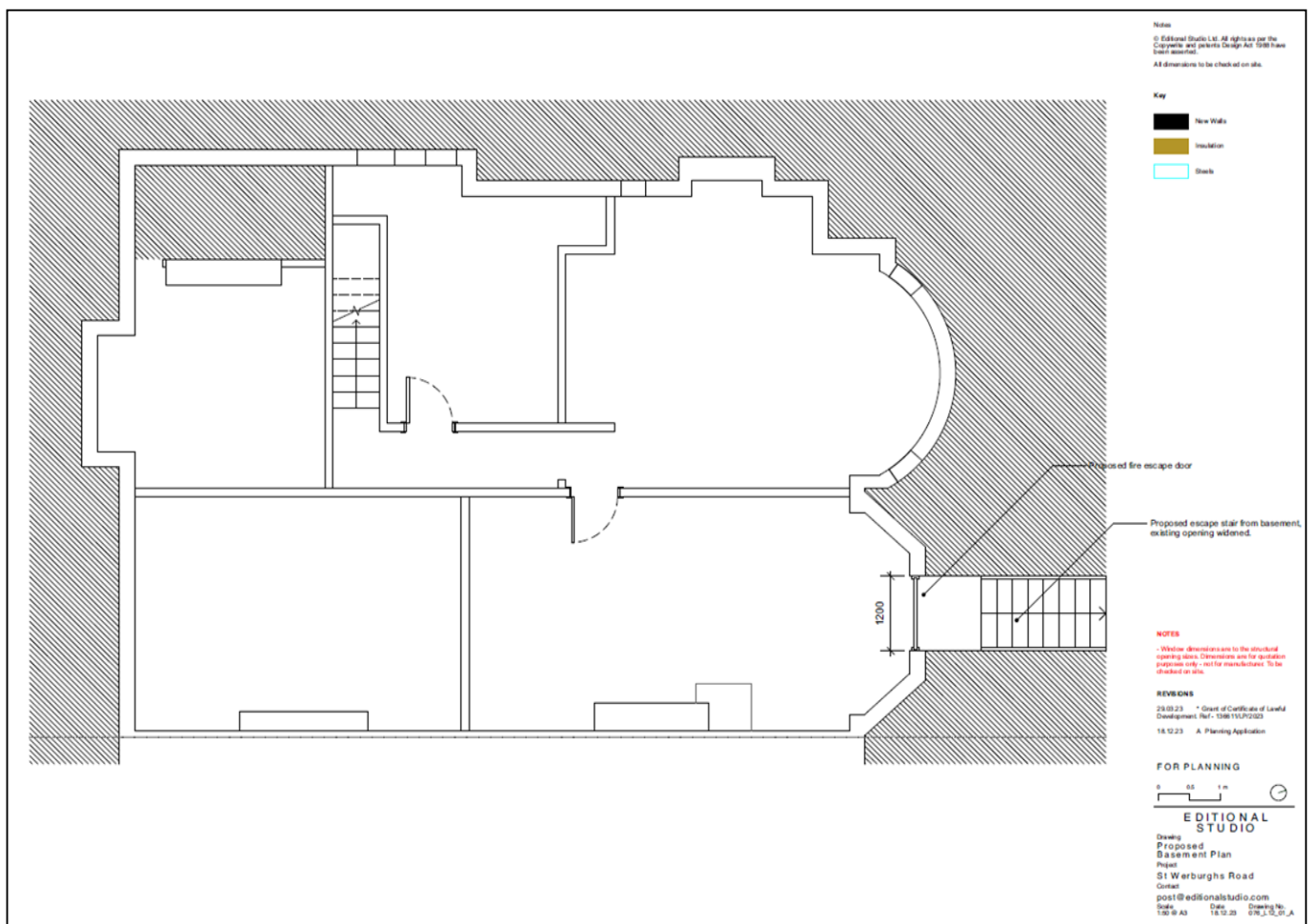


Figure 5. Submitted proposed basement plan.

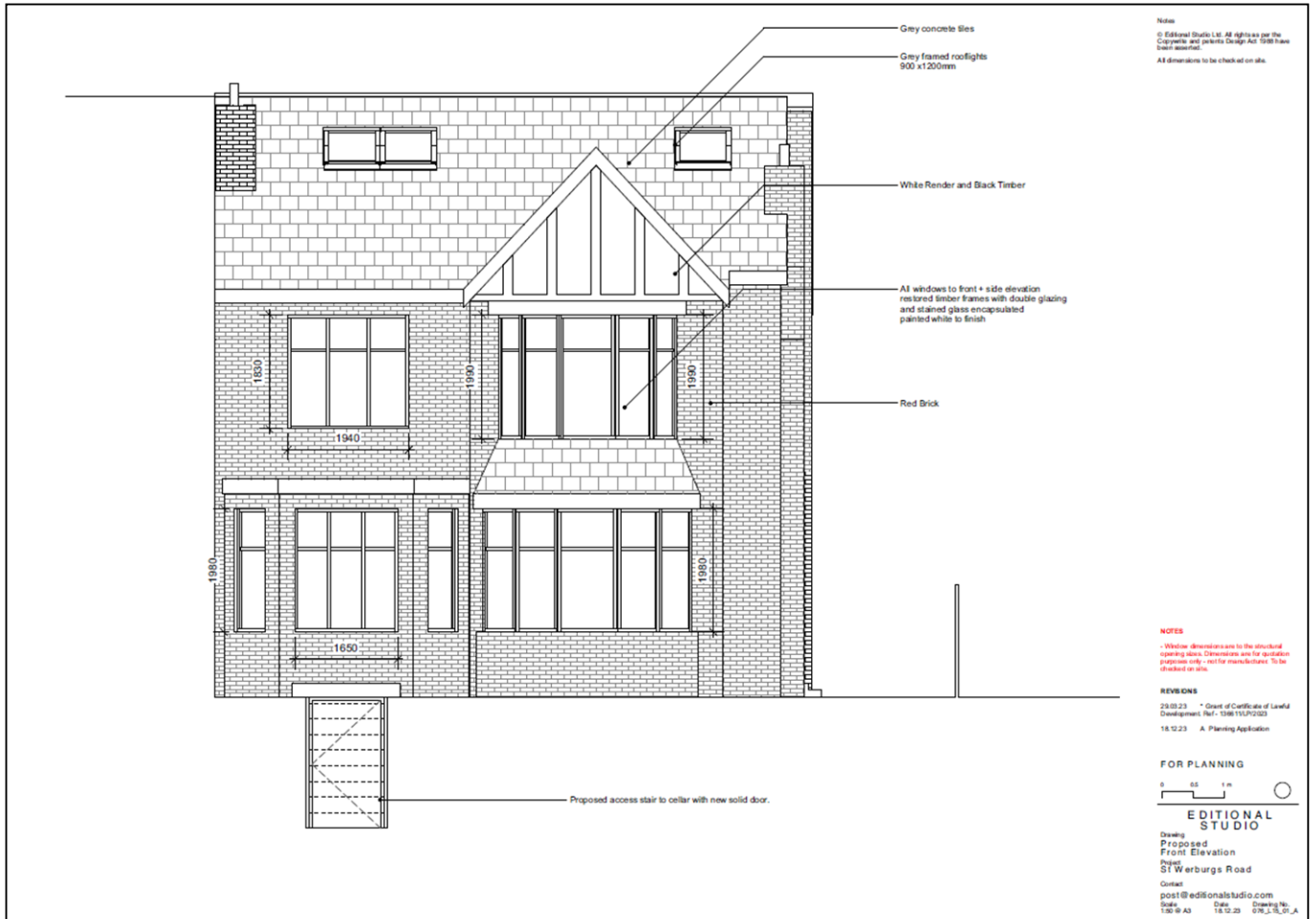


Figure 6. Submitted front elevation.

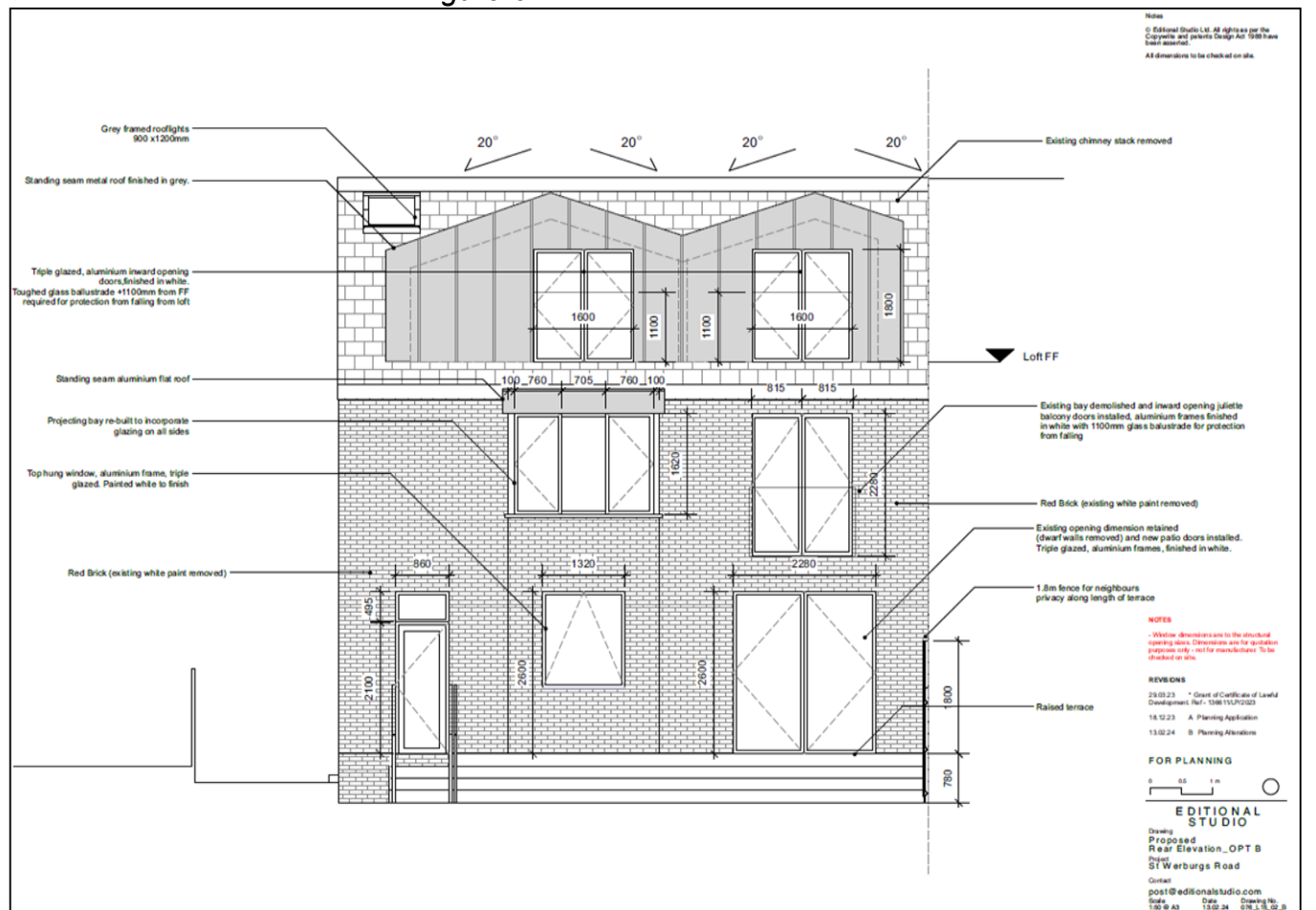


Figure 7. Submitted proposed rear elevation.

Siting, scale, and massing – the basement access and stair would be sited at the front of the property, replacing the existing lightwell, facing east. It would project 2.895m frontwards from the host dwellinghouse, with a width of 1.2m, and an overall depth of 2.1m. It would be sited 1.337 from the shared boundary with No.92 St Werburgh's Road.

The dormer extension would be sited within the rear-facing roof slope of the host dwellinghouse, facing west. It would have a length / depth of 5.14m, width of 8.274m, and dual pitch roof height(s) of 2.907m (set 0.381m below the existing roof ridge, and 0.413m above the existing eaves). A gap of 0.408m would be maintained to the boundary shared with No.92 St Werburgh's Road and a gap of 0.769m would be maintained to the edge.

The raised terrace area would be sited at the back of the property, facing west. It would project 3.5m rearwards from the host dwellinghouse, with a width of 7.5m, and a height of 0.78m. It would be sited along the boundary shared with No.92 St Werburgh's Road and would maintain a gap of 3.105m to the boundary shared with No.88 St Werburgh's Road. A privacy screen measuring to 3.5m in length and 1.8m in height (from the finished floor level of the terrace area) would be included along the property's southern shared boundary to protect the residential amenity of neighbouring occupiers.

Local residents raised concerns in relation to the perceived excessive scale and mass of the proposed rear dormer. However, it is considered that the proposed development would be subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property. With regards to the rear dormer, this would be sited entirely within the confines of the host dwellinghouse's roof slope, would not exceed the existing ridge height, would be adequately set back from the existing eaves and would be set in from the roof edge and adjoining property. It is therefore considered acceptable in terms of its scale and mass.

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

Appearance and visual amenity – the basement access and stair would be a simple construction at the front of the property, featuring a new solid fire escape door, which would replace the existing window.

The dormer extension would feature grey standing seam metal cladding to all of its elevations with white triple glazed aluminium doors. Its side elevations would be blank and featureless, whilst its rear elevation would feature two sets of inward-opening doors (recessed from the rear elevation by 0.249m) with toughed glass balustrades. (Details of the proposed toughed glass balustrades have been conditioned to be submitted prior to the first occupation of the development). Four photovoltaic panels would be featured atop of the dormer's roof slopes.

The raised terrace area would be a simple construction featuring a 1.8m high privacy fence along the shared boundary for the length of the terrace.

Local residents raised concerns in relation to the proposed materials of the rear dormer, suggesting that a metal finish would be visually unattractive and out-of-keeping with the character of the host dwellinghouse as well as the surrounding residential properties. However, the property is not a listed building, nor is it sited within a conservation area. The proposal is also relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, the dormer and raised terrace would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

It is acknowledged that concerns were raised in relation to the proposed basement access and stair's impact upon visual amenity due to it being sited along the property's principal elevation, thus affecting the surrounding streetscape. However, this aspect of the proposal would represent a relatively minor addition to the property, which would be largely screened from view by the existing redbrick boundary treatment. As such, it should not form a prominent visual feature within the area. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – given the small-scale nature of the basement access and stair, this element of the proposal should not cause issues associated with overshadowing, loss of light, loss of privacy or loss of outlook, nor should it introduce an overbearing presence into the area.

The rear dormer's siting within the host dwellinghouse's roof space (set back from the eaves and below the existing ridge), should ensure that the development does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

Given the small-scale nature of the raised terrace area, this aspect of the proposal should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, it would also include a privacy screen measuring to 3.5m in length and 1.8m in height (from the finished floor level of the raised terrace area) which would run along the property's southern shared boundary, thus protecting the privacy of neighbouring occupiers.

It is acknowledged that concerns were raised in relation to the proposal's potential to infringe upon the privacy of individuals occupying those properties situated along Chandos Road South (sited to the rear of the application site), with residents suggesting that the proposal would give rise to opportunities for overlooking to the detriment of residential amenity. However, with regards to the rear dormer, as its only windows would be rear facing with a 0.406m set back from the eaves, it is considered that these windows would provide no further degree of overlooking than any other existing rear windows at first floor level and, as such, should not compromise the privacy of neighbouring occupant to warrant refusal of the application. Similarly, the proposed rear terrace area would be sited at a considerable distance away from the plot's shared rear boundary and, as such, should not provide a vantage point from which overlooking of the properties situated along Chandos Road South would be possible.

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

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes a number of elevational alterations. These are listed below:

- Front elevation: all windows to have their timber frames restored with double glazing and stained glass encapsulated, painted white to finish. Three grey framed rooflights to be installed on the front-facing roof slope.

- Side elevation (facing No.88 St Werburgh's Road): all windows to have their timber frames restored with double glazing and stained glass encapsulated, painted white to finish.
- Rear elevation: ground floor single door repositioned slightly south. Ground floor window replaced with a larger, top-hung, triple glazed aluminium framed window, finished in white. Ground floor inward-opening doors replaced with new triple-glazed aluminium framed patio doors, finished in white. First-floor window amended to a projecting bay form, with glazing on all sides and a standing seam aluminium flat roof. Existing first floor bay window removed and replaced with a set of inward-opening doors with a Juliet balcony. One grey framed rooflight to be installed on the rear-facing slope.

These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Concerns were raised in relation to the (previous) removal of an established cherry tree sited within the application property's rear garden and the perceived overlooking and loss of privacy caused as a result of these past works. It should be noted that the application site is not located within a conservation area and the aforementioned tree did not benefit from a Tree Preservation Order (TPO). These concerns therefore do not represent material planning considerations that would warrant the refusal of this application.

Concerns were raised in relation to the property potentially being converted into flats (with substandard basement accommodation) at a later date. It should be noted that the current application does not seek to convert the property into flat-type accommodation and the application must be determined on the basis of the current information submitted. These concerns therefore do not warrant the refusal of this application as the proposal indicates that the property is to be retained as a C3 dwellinghouse. A condition has been attached to the decision notice to further safeguard the C3 use of the property.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual and residential amenity, 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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'Proposed Basement Plan', numbered '076_L12_01_A', stamped as received by the City Council as Local Planning Authority on the 15th February 2024.

- 'Proposed Ground Floor Plan', numbered '076_L12_02_A', stamped as received by the City Council as Local Planning Authority on the 15th February 2024.

-‘Proposed First Floor Plan’, numbered ‘076_L12_03_A’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Loft Plan’, numbered ‘076_L12_04_B’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Roof Plan’, numbered ‘076_L12_05_B’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Front Elevation’, numbered ‘076_L15_01_A’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Rear Elevation_OPT B’, numbered ‘076_L15_02_B’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Side Elevation’, numbered ‘076_L15_03_B’, stamped as received by the City Council as Local Planning Authority on the 15th February 2024.
-‘Proposed Side Elevation’, numbered ‘076_L15_04_B’, stamped as received by the City Council as Local Planning Authority on the 15th February 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) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The proposed privacy screen, shown on approved drawings ‘076_L12_02_A’, ‘076_L15_02_B’, ‘076_L15_03_B’, and ‘076_L15_04_B’, shall be implemented and be in place prior to the first use/occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) Prior to the first occupation of the development hereby approved, details of the proposed toughed glass balustrade, as indicated on ‘076_L15_02_B’, shall be submitted for approval in writing to the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

45 St Werburgh's Road, Manchester, M21 0UN
15 Chandos Road South, Manchester, M21 0TH
49 St Werburgh's Road, Manchester, M21 0UN
92 St Werburgh's Road, Manchester, M21 0UL
88 St Werburgh's Road, Manchester, M21 0UL
11 Chandos Road South, Manchester, M21 0TH
47 St Werburgh's Road, Manchester, M21 0UN
13 Chandos Road South, Manchester, M21 0TH

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