

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138811/FO/2023

Date registered valid: 22 December 2023

Proposal: Roof alterations including removal of dormer windows and installation of rooflight windows.

Address: 6 Wilbraham Road, Manchester, M14 6JZ

Ward(s): Fallowfield Ward

Applicant: Mr Paul Kilkenny The Riverside Group

Agent (if any): Mr Andrew Tyczynski Storm Tempest Ltd

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 January 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 January 2024 Expired: 23 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: No

Tree Preservation Order: NO

The application site is a 3 storey Victorian detached property sub-divided into flats used for supported housing purposes and situated on the north side of Wilbraham Road in the Fallowfield ward. The property is of buff header bond and orange garden bond brickwork with canted bay windows. It is sited on a rectangular plot. The surrounding buildings along this section of Wilbraham Road are an eclectic mix of design genres.

Description of area

The surrounding area is residential comprising of predominately substantial buildings containing flats.

Description of development

Roof alterations including removal of dormer windows and installation of rooflight windows.

Consultations & Notification Responses

The occupiers of the surrounding areas were consulted, and no representation were received.

Issues

POLICY

UNITARY DEVELOPMENT PLAN SAVED POLICIES

E3.3 The council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Issues

Principle

The principle of removing the three dormer windows and replacing them with Velux rooflights is considered to be acceptable as the elevational alteration at roof level do not adversely affect visual amenity within the area or detract from the architecture of the host building. Therefore, the proposal would not cause a loss of visual amenity, pursuant to Core Strategy policies SP1 and DM1.

Amenity

Design and external appearance - The works to roof are considered to be minor and include the like for like replacement of the tile covering. The window to be inserted at roof level are simple in appearance and lie flat against the roof profile. The Velux windows also match existing Velux windows found on two elevations of the host building. It was not apparent at the time of the site visit whether the dormer windows were original due to the building being shrouded. Neither the less, the proposal is considered to be acceptable in terms of visual amenity when viewed from within the street scene nor do they detract from the architecture of the host building. - Policy DM1 states, considerations of development assess the ' Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. Therefore, the proposal would not cause a loss of visual amenity, pursuant to Core Strategy policies SP1 and DM1 and is acceptable on this basis.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

2 and 4, Location Plan, Velux Window Specification GGL, MBP 8252 06, Technical Data Calderdale Edge by Wienerberger, stamped as received on the 13 December 2023.

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 of the extension hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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 extension, 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.

Appendix 1 – List of consultees & neighbours notified

27 Landcross Road, Manchester, M14 6LZ
Flat 3, 19 Landcross Road, Manchester, M14 6LZ
33 Landcross Road, Manchester, M14 6LZ
Flat 13, 4 Wilbraham Road, Manchester, M14 6GF
25 Landcross Road, Manchester, M14 6LZ
5 Landcross Road, Manchester, M14 6LZ
Flat 21, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 23, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 5, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 7, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 9, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
South Manchester Synagogue, Wilbraham Road, Manchester, M14 6JS
Flat 19, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 13, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 17, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 4 Wilbraham Road, Manchester, M14 6GF
Flat 4, 4 Wilbraham Road, Manchester, M14 6GF
Flat 8, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 3, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 33, 8 Wilbraham Road, Manchester, M14 6JZ
7 Landcross Road, Manchester, M14 6LZ
Flat 10, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 16, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 23, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 13, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 14, 4 Wilbraham Road, Manchester, M14 6GF
Flat 8, 4 Wilbraham Road, Manchester, M14 6GF
Flat 11, 4 Wilbraham Road, Manchester, M14 6GF
Flat 29, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 10, 8 Wilbraham Road, Manchester, M14 6JZ
13 Landcross Road, Manchester, M14 6LZ
11 Landcross Road, Manchester, M14 6LZ
Flat 6, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 1, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 8, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 12, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 21, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 6, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 9, 4 Wilbraham Road, Manchester, M14 6GF
Flat 17, 4 Wilbraham Road, Manchester, M14 6GF
Flat 7, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 30, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 24, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 36, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 22, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 9, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 20, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 5, 4 Wilbraham Road, Manchester, M14 6GF
Flat 3, 4 Wilbraham Road, Manchester, M14 6GF

Flat 28, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 5, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 15, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 11, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 15, 4 Wilbraham Road, Manchester, M14 6GF
Flat 18, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 14, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 31, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 19, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 19 Landcross Road, Manchester, M14 6LZ
15 Landcross Road, Manchester, M14 6LZ
Flat 2, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 17, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 18, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 7, 4 Wilbraham Road, Manchester, M14 6GF
Flat 12, 4 Wilbraham Road, Manchester, M14 6GF
Flat 12, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 16, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 22, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 25, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 34, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 27, 8 Wilbraham Road, Manchester, M14 6JZ
23 Landcross Road, Manchester, M14 6LZ
29 Landcross Road, Manchester, M14 6LZ
Flat 4, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 3, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 14, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 20, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 32, 8 Wilbraham Road, Manchester, M14 6JZ
8 Wilbraham Road, Manchester, M14 6JZ
Flat 15, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 11, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 1, 19 Landcross Road, Manchester, M14 6LZ
17 Landcross Road, Manchester, M14 6LZ
Flat 10, 4 Wilbraham Road, Manchester, M14 6GF
Flat 1, 4 Wilbraham Road, Manchester, M14 6GF
Flat 16, 4 Wilbraham Road, Manchester, M14 6GF
Flat 6, 4 Wilbraham Road, Manchester, M14 6GF
Flat 4, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 35, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 26, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 1, 8 Wilbraham Road, Manchester, M14 6JZ
21 Landcross Road, Manchester, M14 6LZ
9 Landcross Road, Manchester, M14 6LZ
31 Landcross Road, Manchester, M14 6LZ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA

