

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138932/FO/2024
Date registered valid: 2 January 2024
Proposal: Installation of rear dormer roof extension to provide additional living accommodation
Address: Flat Above, 309 Great Western Street, Manchester, M14 4BZ
Ward(s): Moss Side Ward

Applicant: Mr Jabril Muridi
Agent (if any): Mr M Ahmed M1 Architecture Ltd
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26th February 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 January 2024 Expired: 30 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 property that is the subject of this application is a 2 storey brick built terraced property, within a small parade of commercial units, some of which have residential to the upper floors, and some are in use as storage for the commercial units below. The ground floor of number 309 is commercial, with the first floor and loft providing a 2 bedroom duplex residential flat. There is a small yard area to the rear, this accessed through a gated alleyway which runs along the rear of the property. To the front of the property, the commercial use sits to the back of the pavement with a forecourt frontage.

Description of area

The area is predominantly residential with small pockets of commercial along this stretch and on the opposite side of the road, with the side streets being residential terraces too.

Description of development

The proposal is for the installation of an 'L' shaped dormer within the rear elevation. The resultant accommodation will provide 2 bedrooms. The materials to be used will match those of the existing property.

Consultations & Notification Responses

Local Residents -were informed no representations have been received.

Policy

National Planning Policy Framework

The new National Planning Policy Framework replaced previous guidance in PPGs and PPSs, setting out the Government's planning policies and how they are expected to be applied. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- o creating well designed places,
- o making a positive contribution to health, safety and well-being,
- o considering the needs of all members of the community, and
- o protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) - This policy seeks to protect the amenity of an area from the adverse impacts of development. In particular the impact of the proposed development on amenity, vehicle access and car parking.

Issues

Principle

This application seeks to improve the standard of accommodation of the existing accommodation and the loft conversion would provide 2 bedrooms. It would be in use as a single dwelling residential unit, and any consent would be conditioned to that effect. The principle of creating additional living accommodation in an existing residential unit is considered acceptable in principle. Therefore, the proposed development is considered acceptable and accords with Core Strategy policies DM1 and SP1.

Design of the Dormer

The property is an 'L' shaped dormer and follows the footprint of the existing property being within the main house and the outrigger. It is the same as other dormers on properties within the area. There are no windows in the side elevation of the dormer with the windows being in the rear.

The dormer to the rear would be a quite simple flat roofed design, the existing building has very little architectural merit to the rear, and it is considered that the dormer on the rear will have a neutral contribution to the character of the building. It is considered that the new dormer would not be visually obtrusive within the street scene. On balance the design of the proposed rear dormer is considered to be acceptable.

Residential amenity

The dormer will provide additional headroom for the existing reconfigured duplex flat, whilst affording no additional views into and out of the property. It would improve the residential amenity for the existing and future occupants of the flat.

The two windows in the rear would serve the two bedrooms. Being on the rear there is no detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Visual Amenity.

The proposed dormer would not be highly visible from within the street scene, and in any event there are quite a few others already in existence. As such they are no longer an alien feature when viewed against the character of the properties themselves, or the area within which they are located.

Parking

There is no parking with the property and so is not impacted

Waste Management

No change to existing situation.

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 in order to guide the Application through all stages of the Planning process and have resolved issues that

have arisen whilst dealing with the Planning Application. The application has been determined in accordance with both national and local policies.

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:

2317 01 Rev A-proposed site plan

2317 04 Rev A- proposed floor plans

2317 05 Rev A- proposed elevations

All received by email from agent 26th February 2024.

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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, this includes mortar and patching in.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension and in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings ref: 2317 04 Rev A Proposed Floorplan and 2317 05 Rev A Proposed Elevations received 26th February 2024.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

Appendix 1 – List of consultees & neighbours notified

Top Flat, 311 Great Western Street, Manchester, M14 4BZ
307 Great Western Street, Manchester, M14 4BZ
1 Roberts Avenue, Manchester, M14 4DB
311 Great Western Street, Manchester, M14 4BZ
309 Great Western Street, Manchester, M14 4BZ
33 Playfair Street, Manchester, M14 4DD

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