MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138485/FH/2023
Date registered valid:	3 November 2023
Proposal:	Erection of rear roof dormer
Address:	27 Danesmoor Road, Manchester, M20 3JT
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs Chris Jones
Agent (if any):	Mr Andy Pyatt Knight Pyatt Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th December 2023**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 14 November 2023
Standard consultations:
Printed: 13 November 2023 Expired: 4 December 2023
Neighbour notifications
Printed: 13 November 2023 Expired: 4 December 2023
Site notice
Posted: 14.11.2023 Expired: 5.12.12.2023
Press advert
Published: 21 November 2023 Expired: 5 December 2023
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The site relates to a two storey large semi detached property located within the Didsbury West ward area of Manchester. The property benefits from garden to the front and rear with detached garage located along the shared boundary with the adjacent property no. 29 Danesmoor Road. The entrance to the property is sited on the side elevation featuring brick bays to the front. Access is available along the side with off road car parking to the front.





Listed building: Not applicable
Conservation area: Ballbrook Conservation Area 1992
Tree Preservation Order: Not applicable

Description of area

The area is characterised by residential dwelling houses with moderate sized front and rear gardens

Description of development

The applicant is seeking planning permission for the erection of a rear dormer

Consultations & Notification Responses

Local residents, as per Appendix 1 –One letter of support has been received as a result of this proposal. Summary of comments as follow:

- Supports the application, would propose matching roof tiles for the dormer cheeks

Broughton Angling Club – No comments received as a result of this proposal.

West Didsbury Residents Association – No comments received as a result of this proposal

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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 DC18 for Conservation Areas
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 3 Heritage
o Policy EN19 Waste
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.

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

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 applications relating to this site.

Residential Amenity

The property is a large semi-detached property in the Ballbrook Conservation Area. The property is surrounded by similar size dwelling houses of similar size and style, some of which have undergone enlargements to the side and rear.

The applicant proposes the construction of a rear flat roof dormer window which would sit within the main body of the roof and would be set down from the original roof ridge considerably retaining a large gap to the edge of the roof and set in slightly from the shared boundary of the adjoining semi-detached property. A window is proposed overlooking the rear of the garden area. It is not thought that the window in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended, rear dormers are a particular feature in this area to the rear of the properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the enlargement to the property is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would

not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an addition to the roof at the rear.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the dormer is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposal is satisfactory and is 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use clay tiles slate as specified in the amended drawings received 17th November 2023. The design of the dormer has been tailored to fit the within the roof set down from ridge height considerably respecting the relationship with the neighbouring properties at both sides and is considered acceptable and detailed as what is normally expected of such a structure.

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

Impact on the Ballbrook Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

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. The application has been determined in a timely manner and in accordance with the policies within 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 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 19th December 2023 numbered 1572/ 2 REV D Proposed Plans and Elevations

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 of the existing dwellinghouse as specified on the application forms 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

Broughton Angling Club
West Didsbury Residents Association

28 Sandileigh Avenue, Manchester, M20 3LW
30 Sandileigh Avenue, Manchester, M20 3LW
2 Danesmoor Road, Manchester, M20 3JS
21 Danesmoor Road, Manchester, M20 3JT
2A Danesmoor Road, Manchester, M20 3JS
4 Lyndhurst Road, Manchester, M20 3JU
2 Lyndhurst Road, Manchester, M20 3JU
31 Danesmoor Road, Manchester, M20 3JT
32 Sandileigh Avenue, Manchester, M20 3LW
26 Sandileigh Avenue, Manchester, M20 3LW
29 Danesmoor Road, Manchester, M20 3JT
25 Danesmoor Road, Manchester, M20 3JT
23 Danesmoor Road, Manchester, M20 3JT

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
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA