

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136567/FH/2023
Date registered valid: 21 April 2023
Proposal: Erection of rear dormer roof extension with associated Juliet balcony.
Address: 24 Mayville Drive, Manchester, M20 3RB
Ward(s): Didsbury West Ward

Applicant: Mr Wouter Wunderink
Agent (if any): Mr Gerry Ruiz
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 May 2023

Standard consultations: Printed: 12 May 2023 Expired: 2 June 2023

Neighbour notifications: Printed: 12 May 2023 Expired: 2 June 2023

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 and white render with a red concrete tile dual pitch roof with a catslide gable end to the front. The property features white timber windows, including two bays to the front, a paved driveway, single-storey rear extension and modest rear garden.



Figure 1. Principal elevation of No.24 Mayville Drive.



Figure 2. Rear view of property.

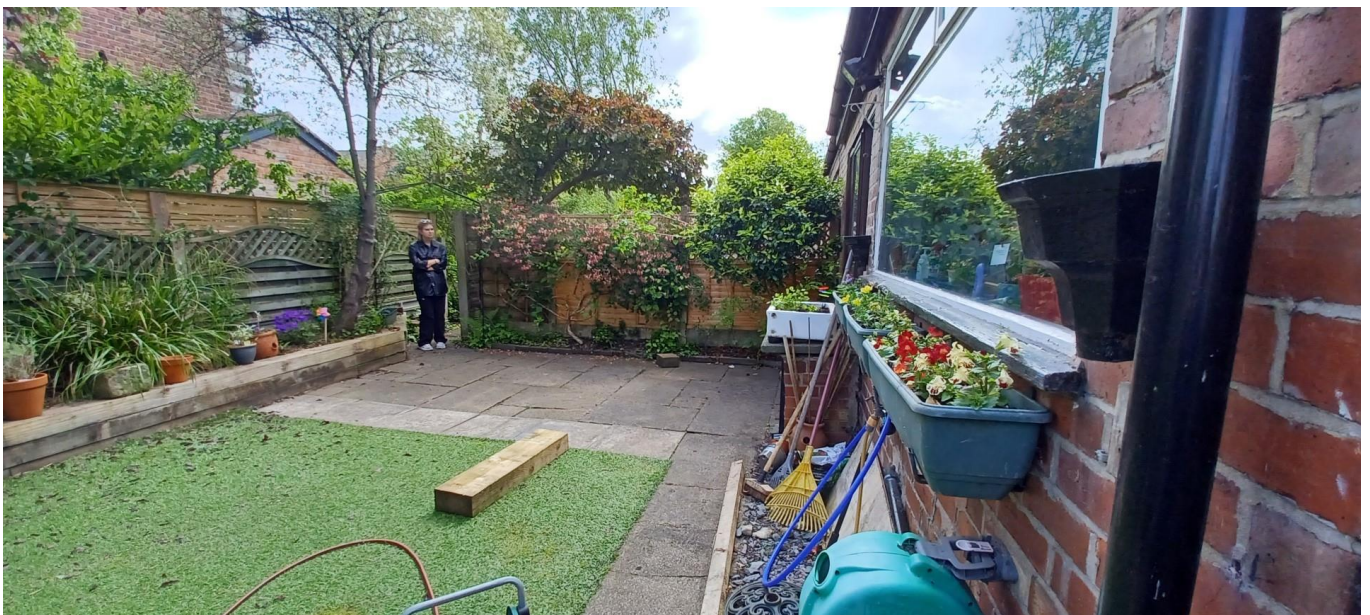


Figure 3. Rear garden.



Figure 4. Side elevation, facing No.35 Sandleigh Avenue.

Description of area

Mayville Drive is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Wilmslow Road (B5093), Fog Lane Park and the West Didsbury Metrolink tram stop. The area is primarily residential in terms of its character, consisting of similar redbrick and white render semi-detached residential properties.

Description of development

The applicant is seeking permission for the installation of a rear dormer with associated Juliet balcony.

Planning History

F03417 - Single storey kitchen/lounge extension rear of dwellinghouse – **APPROVED** (03.10.1975).

Consultations & Notification Responses

One letter of objection was received from one local resident. Their concerns are summarised as follows:

- Concerns relating to loss of light and overshadowing.

HS2 – had no objection to the proposal.

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

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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.



Figure 5. Submitted proposed plans and elevations.

Principle – the principle of erecting a rear dormer roof extension together with a Juliet balcony in order to provide additional living space for a family dwellinghouse is generally acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the dormer would be sited within the original rear slope of the roof, projecting 3.911m with a width of 6.239m, height of 2.959m and a resulting volume of approximately 36.1 cubic metres. The dormer would leave a gap to the eaves of 0.238m, would be set in from the party wall by 0.267m, set in from the roof edge by 0.135m and would be set at the same height as the existing roof ridge.

The dormer is therefore understood as being close to permitted development, with the choice of materials being the only quality which prevents it from being so. In terms of scale, the dormer is believed to be subservient to the host dwellinghouse as well as being appropriately sited and in-keeping with the overall precedent for rear dormers in this area.

The proposal is therefore considered acceptable as it accords with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the rear dormer would feature a flat fibre glass roof and would be faced with HD cladding in cedar grey. The side elevations of the dormer are to be blank and featureless, whilst its rear elevation would feature one sage green uPVC window, and a set of inward-opening doors (framed by vertical glass panels) with a Juliet balcony.

This design is considered to be relatively standard for developments of this type and would be in-keeping with the appearance of other comparable rear dormers already existing in this locality (e.g., those present at No.7, No.15, No.17, and No.22 Mayville Drive). Moreover, though the cedar grey cladding would not match the existing red concrete tile roof of the property, it is considered acceptable as the dormer would be sited at the rear of the property and, as such,

would not be readily visible within the street scene or public realm other than at specific viewpoints on The Circuit. Hence, the overall character of the area should not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – due to the siting, scale, and orientation of the proposal as well as the existing precedent of similar works in this area, it is not considered that the proposed dormer would cause undue harm to residential amenity in terms of loss of light, overshadowing, or loss of privacy, particularly given that the only windows and doors are to be rear facing. These windows and doors would be set back from the eaves by 0.238m and would therefore provide no further degree of overlooking than any existing rear windows at first floor level and, as such, should not compromise the privacy of neighbouring occupants.

One letter of objection was received from one local resident who raised concerns relating to the proposal's potential to cause overshadowing and a loss of light. However, it is considered that such affects would be limited given the orientation of the property and the siting of the dormer within the original rear slope of the roof at the same height as the existing roof ridge. As such, whilst there may be some overshadowing and loss of light at certain times of the day, this is not considered to be significant enough to warrant refusal of the application, particularly given the fallback permitted development position, whereby a dormer with these dimensions (*constructed of materials similar in appearance to the host dwellinghouse*) could be erected under permitted development regulations.

The proposal is therefore acceptable in regard to its minimal effect upon residential amenity as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

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 the installation of two sage green uPVC rooflights to the front facing roof of the property as well as the replacement of the property's existing white timber windows and doors (with painted white hardwood windows and a sage green hardwood door to the front and sage green uPVC windows and doors to the side and rear) and installation of blue brick headers and cills. These alterations are considered to be permitted development not requiring planning permission and, as such, have not been considered in the assessment of this proposal.

The proposal also includes a number of elevational alterations to the existing single-storey rear extension (approved under F03417) including replacing the existing door with a sage green uPVC bi-folding door, replacing the existing side and rear windows with sage green uPVC equivalents, installing three sage green uPVC rooflights and installing blue brick headers and cills. These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion - given the above issues, it is considered that the proposed dormer and additional alterations are acceptable in terms of their principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as they broadly comply with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF. This is furthermore supported by the proposal being near compliant with permitted development regulations.

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 documents labelled:

- 'Plans, Elevations, Site Layout & Location Plan', numbered '3000-C', stamped as received by the City Council as Local Planning Authority on the 21st April 2023.

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 development 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 development, 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

High Speed Two (HS2) Limited

22 Mayville Drive, Manchester, M20 3RB

35 Sandileigh Avenue, Manchester, M20 3LN

1 The Circuit, Manchester, M20 3RA

27 Mayville Drive, Manchester, M20 3RB

20 Mayville Drive, Manchester, M20 3RB

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA