

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135313/FH/2022
Date registered valid: 14 November 2022
Proposal: Installation of front porch and rear roof dormer extension
Address: 17 Swinfield Avenue, Manchester, M21 9FU
Ward(s): Chorlton Ward
Applicant: Ms Jackie Kilbane, 17 Swinfield Avenue, Manchester, M21 9FU
Agent (if any): Mr Dan Newport, Re-form Architects, 14 Athol Road, Manchester, M16 8QN
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 5 January 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 December 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 November 2022 Expired: 15 December 2022

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 end-terrace dwellinghouse of red brick and slate, with a gable roof and a tapered side elevation. The property features original timber sash windows to the front and a two storey outrigger to the rear, with a small front garden and a modest tapered rear garden, both bound by brick walls.

Description of area

Swinfield Avenue is a short residential cul-de-sac in Chorlton, comprising of two terraces. To the south lies Ivy Green Allotments and to the west of the property lies Ivy Green and Chorlton Ees, publicly-accessible woodland and meadows, which forms part of the greenbelt.

Description of development

The applicant is seeking permission to build a front porch and rear box dormer to provide additional living accommodation for a family dwellinghouse. They also wish to make elevational alterations to improve the house, such as re-pointing, repainting and restoration of front timber windows.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, revised 2021):

- Chapter 12 – Achieving well-designed places

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



Issues

Principle – The principle of installing a rear box dormer along with front porch to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The front porch would be sited between the two ground floor windows, with a projection beyond the principle elevation of 1.15m, a width of 2.1m In line with the header stones of the windows and front entrance. The porch would be set away from the public highway and 4.2m from the nearest shared boundary (that shared with No.15). This element accords with the dimensions described with the GDPO and therefore is considered acceptable. The dormer would measure 3.05m in width, 1.2m in height and 2.6m in depth, creating just 4.75 cubic metres of additional roof space, which falls well below the threshold for

terraced houses under permitted development (of 40m³), which is considered acceptable, particularly given the precedent for roof extensions in the immediate area. The extensions are considered subservient to the host dwellinghouse and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.



Appearance and visual amenity – The porch would consist of an accrington brick plinth, with a powder coated aluminium framed glazed structure above, featuring a glazed roof and door and privacy screening to the lower half. It is deemed proportionate for the dwelling and should not negatively impact upon the street scene given many surrounding properties have added porches already. The existing timber windows to the front would be restored, and the brickwork re-pointed and repainted. The dormer would be clad in dark grey weathered zinc, a similar colour to the existing grey roof slates. New powder coated aluminium crittall style doors would be installed within both the dormer and ground floor rear elevation. The rear dormer would not be readily from the public highway and therefore would not form a prominent feature within the street scene but the porch would. The design is contemporary, however the materials are of high-quality and should contrast nicely with the original Victorian features. The property is located at the end of a small cul-de-sac adjacent to woodland of Chorlton Ees and Ivy Green and therefore is not a highly visible site. The appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor alter the character of the area.

Residential amenity – Due to the siting and scale of the roof extensions and porch, it is not considered that the works would result in an undue loss of daylight, sunlight or privacy for the surrounding occupiers and thus would not cause undue harm to residential amenity. There are no side windows proposed at first or second floor and the rear windows within the dormer would provide views over Ivy Green allotments. In addition to this, no objections were received from local residents.

Conclusion – The property is not located within a conservation area and thus could build similar proposals under permitted development. The proposals comply with policies DM1, DC1, SP1 and the NPPF, they received no objections and are not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the submitted plans and the following conditions.

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

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 drawing numbered '011 rev B, stamped as received by the City Council as Local Planning Authority with the application form on the 31st October 2022 and the drawing numbered '010 rev B', received by the City Council as Local Planning Authority on the 12th April 2023 via email.

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 dormer, porch and alterations hereby permitted shall match those specified on the submitted application form, including:

- brickwork and roof tiles to match existing
- dark grey zinc cladding to dormer
- aluminium framed windows/doors to rear

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

13 Swinfield Avenue, Manchester, M21 9FU
18 Swinfield Avenue, Manchester, M21 9FU
24 Swinfield Avenue, Manchester, M21 9FU
22 Swinfield Avenue, Manchester, M21 9FU
20 Swinfield Avenue, Manchester, M21 9FU
15 Swinfield Avenue, Manchester, M21 9FU

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
Historic Landfill Site 250m Buffer
Area Team Boundary - Name: SOUTH AREA