

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135896/FO/2023
Date registered valid: 7 February 2023
Proposal: Installation of 2 no. rear roof dormers to existing apartment
Address: Flat 6 , 94 Clyde Road, Manchester, M20 2JN
Ward(s): Didsbury West Ward

Applicant: Mr Brendan Finn Parkfield Services Ltd
Agent (if any):
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 30.03.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 30 January 2023 Expired: 20 February 2023

Neighbour notifications

Printed: 30 January 2023 Expired: 20 February 2023

Site notice

Posted: 15 February 2023 Expired: 08 March 2023

Press advert

Published: 7 February 2023 Expired: 28 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order:

The application site relates to 94 Clyde Road situated within Didsbury West Ward, Manchester. The property is a three storey red brick Victorian villa. The property has been converted into flats.

Description of area

Clyde Road is residential in nature and is characterised by an assortment of large detached and semi-detached villas, located within the Albert Park Conservation Area, many of which have been converted into flats or HMOs due to their size. The area benefits from its proximity to the shops, amenities and transport links within West Didsbury.

Description of development

The application seeks planning permission for the installation of 2 no. rear roof dormers to existing apartment.

Consultations & Notification Responses

Local residents were notified and no responses were received.

West Didsbury Residents Association at the time of consultation had no response.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN3 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

DC18.1 The council will give particularly careful consideration to development proposals within

DC18.1 The council will give particularly careful consideration to development proposals within Conservation Areas.

a) the council will seek to preserve and enhance the character of its designated Conservation Areas by carefully considering the following issues

- I) the relationship of new structures to neighbouring buildings and spaces
- II) the effect of major changes to the appearance of existing buildings

- III) the desirability of retaining existing features such as boundary walls, gardens, trees (including street trees)
- IV) the effect of signs and advertisements
- V) any further guidance on specific areas which has been approved by the council

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN3- Heritage states- Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The principle of the erection of no2. rear dormers provide additional living space for Flat 6 is acceptable, however consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon existing levels of residential and visual amenity.

Visual Amenity

Due to the arrangement and siting of the neighbouring properties the dormer would not be readily visible from the public highway and there is sufficient distance to the rear boundary with

properties along Northern Grove, that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area.

Residential Amenity

The proposed rear dormers' nature of the works is not considered to impact upon light or outlook of surrounding occupiers. The design of the dormer incorporates the rear windows being set down for the original ridge roof height and would replicate views from third floor windows. Therefore, it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

Siting, Scale and Massing

The proposed rear dormer would be two separate small elements situated along the original roofspace. The dormers would become level with the original eaves with a pitched roof incorporating the roof profile. Additionally, given this is a detached property it is considered subservient and appropriately sited and scaled for the size of the house, pursuant to policies DC1, DM1 and SP1.

Design and Appearance

The proposed extensions have been designed sympathetically to relate to the existing property and extension. The proposed extensions would be made of materials to match the existing property. It is noted that a number of properties in the vicinity of the application property have undertaken similar type dormer extensions.

A condition shall to that effect would be attached to any approval relating to matching materials. Therefore, the design of the extension would not adversely affect the appearance of the dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Impact on Albert Park Conservation Area 1988

It is considered that the proposed scheme's impact on the Albert Park Conservation Area is acceptable. Policy EN3 requires development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Saved UDP Policy DC18 of the UDP requires consideration of the relationship of new structures to neighbouring buildings, in relation to conservation areas. The proposed no.2 small dormers and design of the proposal are sympathetic to the property in the conservation area. On balance, it is considered that the proposed development would cause a low level of less than substantial harm to the conservation area.

Conclusion

The proposal accords with policies DM1, DC1, SP1 and NPPF and received no objections. It is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the character of the house or visual amenity of the area. It is considered of sufficient quality with regards to its siting within the Albert Park Conservation Area. The proposal therefore complies with DC1 and DC18 of the Unitary Development, SP1 and EN3 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 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 to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 following drawings and documents: Local plan and drawings numbers:

Drawing- Site Plan stamped as received by the City Council as Local Planning Authority on 05 January 2023

Drawing- Proposed Plans and Elevations ref. P.02LD.P001 B stamped as received by the City Council as Local Planning Authority on 17 January 2023

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing building, 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 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

West Didsbury Residents Association

89 Clyde Road, Manchester, M20 2WW
71 Northen Grove, Manchester, M20 2JL
Flat 5, 96 Clyde Road, Manchester, M20 2JN
Flat 4, 96 Clyde Road, Manchester, M20 2JN
Flat 3, 96 Clyde Road, Manchester, M20 2JN
Flat 2, 96 Clyde Road, Manchester, M20 2JN
Flat 1, 96 Clyde Road, Manchester, M20 2JN
Flat 8, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 7, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 6, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 5, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 4, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 3, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 2, 83 - 85 Clyde Road, Manchester, M20 2WW
Flat 1, 83 - 85 Clyde Road, Manchester, M20 2WW
83 - 85 Clyde Road, Manchester, M20 2WW
Flat 1, 79 Clyde Road, Manchester, M20 2WW
Flat 2, 79 Clyde Road, Manchester, M20 2WW
Flat 3, 79 Clyde Road, Manchester, M20 2WW
Flat 4, 79 Clyde Road, Manchester, M20 2WW
Flat 5, 79 Clyde Road, Manchester, M20 2WW
Flat 6, 79 Clyde Road, Manchester, M20 2WW
Flat 7, 79 Clyde Road, Manchester, M20 2WW
Flat 8, 79 Clyde Road, Manchester, M20 2WW
Flat 9, 79 Clyde Road, Manchester, M20 2WW
Flat 5, 94 Clyde Road, Manchester, M20 2JN
Flat 2, 94 Clyde Road, Manchester, M20 2JN
Flat 1, 87 Clyde Road, Manchester, M20 2WW
92 Clyde Road, Manchester, M20 2JN
Flat 4, 94 Clyde Road, Manchester, M20 2JN
Flat 3, 94 Clyde Road, Manchester, M20 2JN
Flat 1, 94 Clyde Road, Manchester, M20 2JN
Flat 3, 87 Clyde Road, Manchester, M20 2WW
Flat 2, 87 Clyde Road, Manchester, M20 2WW
Flat 3, 73 Northen Grove, Manchester, M20 2JL
Flat 2, 73 Northen Grove, Manchester, M20 2JL
Flat 1, 73 Northen Grove, Manchester, M20 2JL
Flat 4, 69 Northen Grove, Manchester, M20 2NN
Flat 3, 69 Northen Grove, Manchester, M20 2NN
Flat 2, 69 Northen Grove, Manchester, M20 2NN
Flat 1, 69 Northen Grove, Manchester, M20 2NN

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 - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -

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