

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135955/FH/2023  
**Date registered valid:** 13 January 2023  
**Proposal:** Erection of a single storey rear extension following the part removal of existing conservatory  
**Address:** 10 Dovecote Mews, Manchester, M21 9HN  
**Ward(s):** Chorlton Ward

**Applicant:** Owner C/o Matz Architecture  
**Agent (if any):** Gavin Matz, Matz Architecture  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 06 March 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 03 February 2023

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 26 January 2023 Expired: 16 February 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 terraced C3 dwellinghouse of redbrick with a slate tiled dual pitch roof. The property features black uPVC and timber windows, a small front porch, a loft conversion and rear dormer, an existing conservatory (unauthorised but with deemed consent – as it does not accord with permitted development regulations, does not benefit from planning permission, but has been in place at the property for a period of at least 4 years) and a small rear garden.



*Figure 1. Principal elevation of No.10 Dovecote Mews, as seen on Google Maps.*

## **Description of area**

Dovecote Mews is a residential cul-de-sac situated within the Chorlton ward of Manchester, close to Chorlton Green, Chorlton Evangelical Church and Ivy Green Allotments. The area predominantly consists of terraced and semi-detached residential properties and is in relatively close proximity to one of Chorlton's main high streets along Beech Road.

## **Description of development**

The applicant is seeking permission for the erection of a single storey rear extension following the part removal of the existing conservatory

## **Planning History**

018608 - Change of use of builders' yard, offices and workshops to restored barn and stables for use as eating and drinking establishment – **APPROVED**

032376 - Residential development comprising of six three storey three bedroom dwelling houses & seven two storey two bedroom dwelling houses in three blocks, conversion of existing building into three two bedroom dwelling houses and parking for 23 vehicles – **APPROVED**

032639 - LISTED BUILDING CONSENT: Rebuild existing derelict outbuildings to form 3 dwellings including the part demolition of existing building to give improved access to rear – **APPROVED**

030844 - Conversion and extension of existing barn to form licensed public house with food outlet, managers flat and formation of landscaped car park – **APPLICATION WITHDRAWN**

027110 - Alterations and extension to existing barn to form living accommodation – **APPROVED**

## **Consultations & Notification Responses**

A local resident raised concerns relating to how the proposal may affect the tree located within the rear garden of No.10 Dovecote Mews. They indicated that they felt that the tree forms 'an invaluable screen' between the properties of Dovecote Mews and the rear gardens of Ivygreen Road. The resident expressed that they did not want the aforementioned tree to be 'cut back' or 'maimed'.

## **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

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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

## **Issues**

**Principle** – the principle of building a single storey rear extension in order to provide additional space for a family dwellinghouse is acceptable given that many individuals prefer to alter or extend their homes to meet changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste storage and parking.

**Siting, scale and massing** – the single storey extension would be sited at the rear of the property, facing southwest, replacing the existing conservatory. It would project 3.73m from the original rear elevation of the dwellinghouse and would have a width of 2.688m, both of which would match the dimensions of the existing conservatory. The proposed extension would also have a dual pitch roof with a maximum height of 3.6m and an eaves height of 2.8m. It would be sited along the boundary shared with No.12 and would maintain a gap of 2.11m to the boundary shared with No.8. The 3.73m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable under the General Permitted Development rules which allow single storey rear extensions up to 6m (for terraced properties) through a prior approval process and in the absence of objections, as in this case. Thus, having reviewed the dimensions of the proposal and having noted the gaps to the shared boundaries, the siting, scale, and massing of the proposal is considered acceptable.



*Figure 2. Existing conservatory located to the rear.*



*Figure 3. Existing conservatory.*

**Appearance and visual amenity** – the extension would be built of both facing brickwork to match the existing and render. The south-eastern elevation, facing No.12, would be built entirely of matching brickwork (with no render present) and would be blank except for two rooflights. The rear elevation would have a brick lower third and a rendered upper two thirds and would feature a set of PVC or PC aluminium windows. The north-western elevation, facing No.8, would also have a brick lower third and a rendered upper two thirds and would feature a set of PVC or PC aluminium sliding doors. The dual pitch roof would be built of slates and single ply membrane.

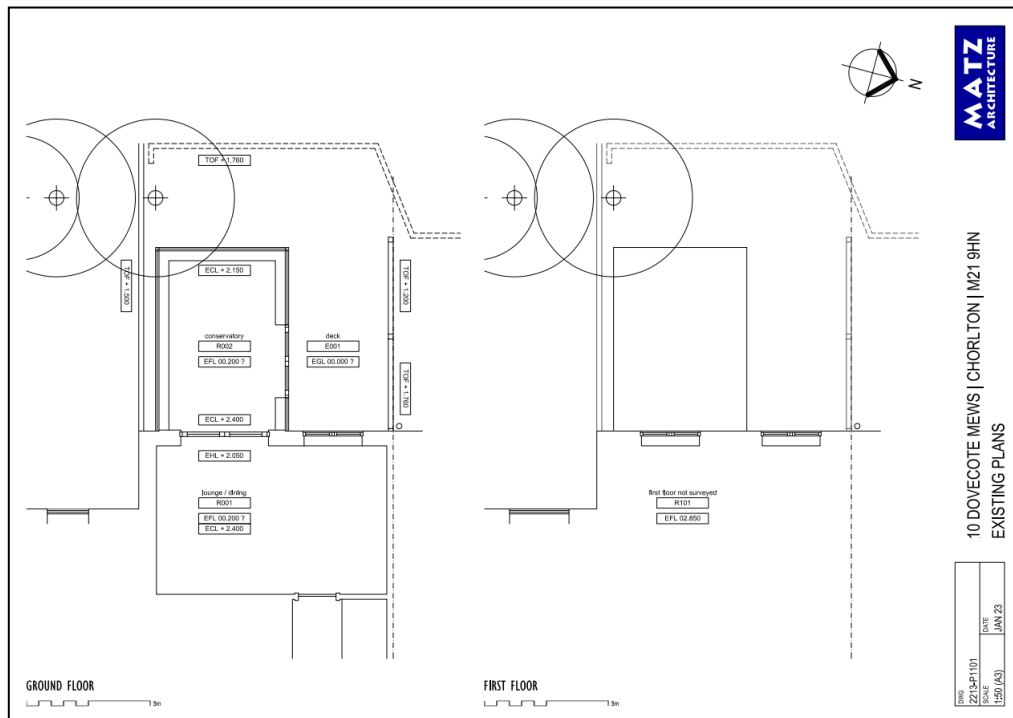


Figure 4. Existing plans, as submitted by the applicant's agent.

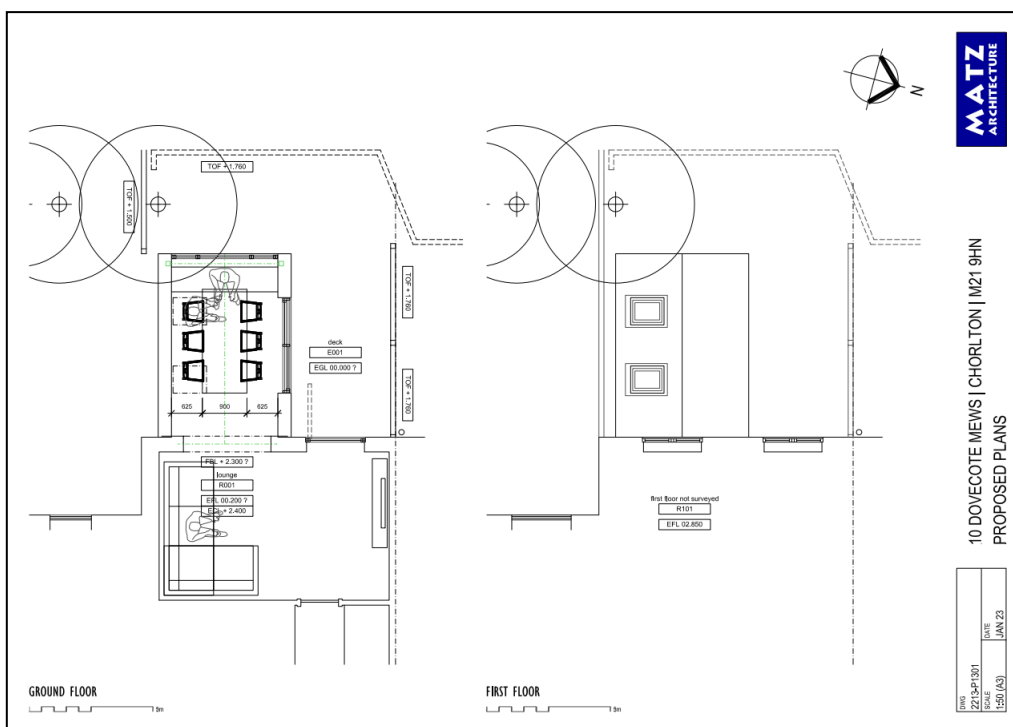


Figure 5. Proposed plans, as submitted by the applicant's agent.

The proposal is relatively standard in terms of its design and would be in-keeping with the overall precedent of residential extensions in this area. Moreover, though it would introduce new materials to the host dwellinghouse (i.e., render), its siting at the rear of the property would ensure that it would not be visible within the street scene or public realm, hence the overall character of the area should not be significantly harmed by these works.

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

**Residential amenity** – given the maximum roof height of 3.6m in addition to the proposal's south-westerly orientation and siting away from the shared boundary with No.8, the proposed development is not thought to cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, its blank south-eastern elevation and gaps to the shared boundary with No.8 should ensure that the privacy of neighbouring occupants should not be compromised.

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

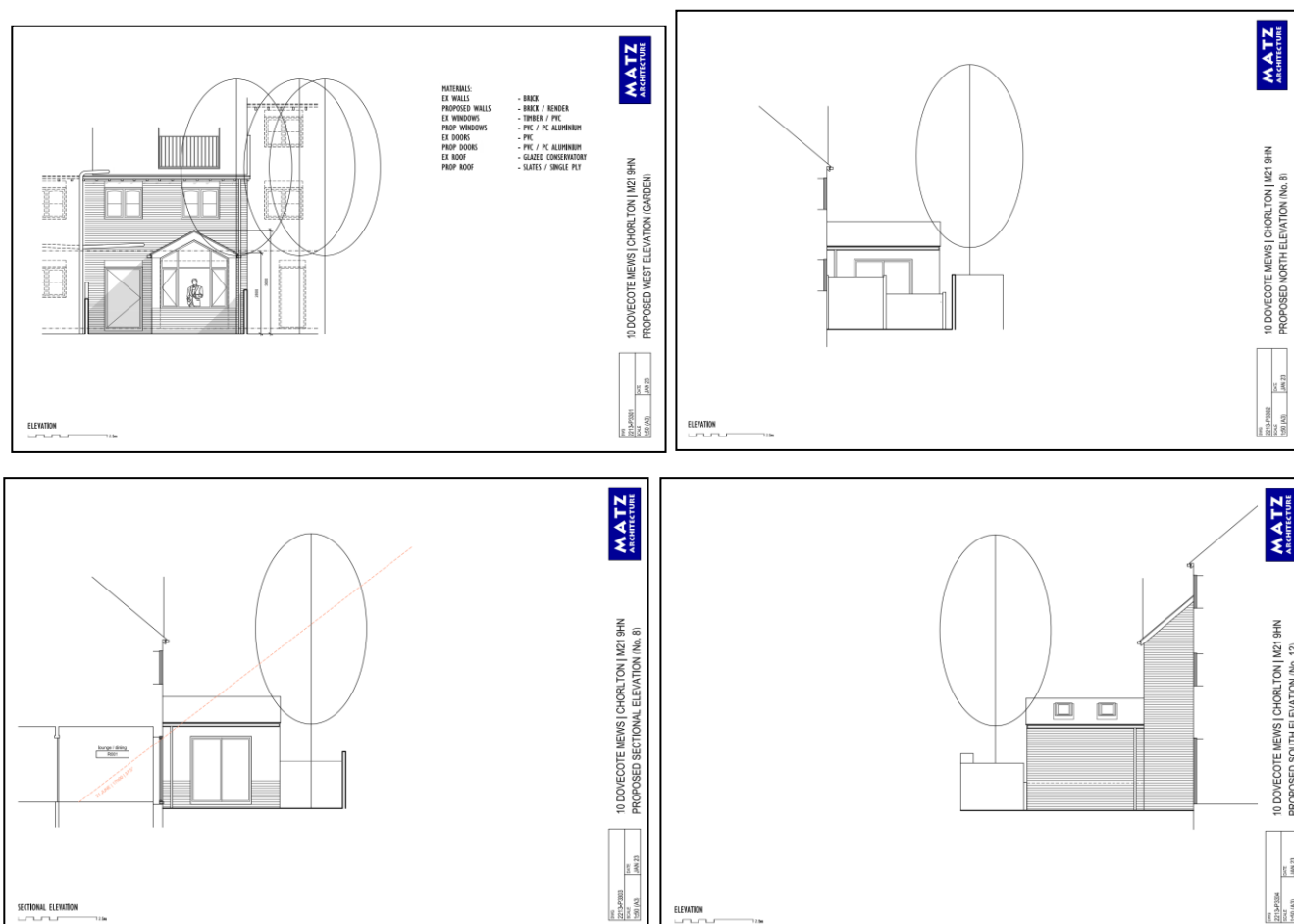


Figure 6. Proposed elevations, as submitted by the applicant's agent.

**Waste management** – at present, refuse bins are stored at the front of this property due to insufficient external access to the rear. This waste storage strategy would be unaffected by the proposal.

**Parking** – the current parking arrangements would be unaffected by this proposal.

**Trees** – a local resident raised concerns relating to how the proposal may affect the tree located within the rear garden of No.10 Dovecote Mews. They indicated that they felt that the tree forms 'an invaluable screen' between the properties of Dovecote Mews and the rear gardens of Ivygreen Road. The resident expressed that they did not want the aforementioned tree to be 'cut back' or 'maimed'. The applicant and agent were notified of these concerns and confirmed that the tree would not be significantly affected by the proposal, stating that the client might prune the lower branches to improve the overall appearance of the tree, however, the tree would remain unaffected at ground level. Issues associated with overlooking and loss of privacy would therefore be avoided by retaining the tree in question.

**Conclusion –** given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

## **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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

### **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 drawings labelled:

- 'Proposed plans', numbered '2213-P1301', stamped as received by the City Council as Local Planning Authority on the 13th January 2023.

- 'Proposed cross section', numbered '2213-P2301', stamped as received by the City Council as Local Planning Authority on the 13th January 2023.

- 'Proposed west elevation (garden)', numbered '2213-P3301', stamped as received by the City Council as Local Planning Authority on the 13th January 2023.

- 'Proposed north elevation (no.8)', numbered '2213-P3302', stamped as received by the City Council as Local Planning Authority on the 13th January 2023.

- 'Proposed sectional elevational (no.8)', numbered '2213-P3303', stamped as received by the City Council as Local Planning Authority on the 13th January 2023.

- 'Proposed south elevation (no.12)', numbered '2213-P3304', stamped as received by the City Council as Local Planning Authority on the 13th January 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 extension hereby permitted shall match those specified on the submitted application form and approved drawings, including brickwork to match the existing.

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**

8 Dovecote Mews, Manchester, M21 9HN  
14 Ivygreen Road, Manchester, M21 9ET  
12 Ivygreen Road, Manchester, M21 9ET  
2 Dovecote Mews, Manchester, M21 9HN  
12 Dovecote Mews, Manchester, M21 9HN

## **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