

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136190/FH/2023
Date registered valid: 21 February 2023
Proposal: Erection of a rear dormer extension to form additional living accommodation
Address: 6 Bettwood Drive, Manchester, M8 4JT
Ward(s): Crumpsall Ward

Applicant: Mr David Rose
Agent (if any): Mr Michael Cummings, CA&D Architects
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 April 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 March 2023 Expired: 23 March 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: No

Tree Preservation Order: No

Description of area

The application site relates to 6 Bettwood Drive within the ward of Crumpsall in north Manchester. It is a two storey, detached, red brick property. The first floor has a natural set back and the property has differing roof levels. Amenity space to the front of the property consists of an enlarged driveway and the rear consists of a garden and an existing single storey rear extension.

Description of development

The submitted application seeks planning permission for the erection of a rear dormer extension to form additional living accommodation. The dormer would have approximate dimensions of Height: 5.2 x Length: 8 x Width: 4 metres and as such an approximate cubic volume of 83.20. The proposal would create a master bedroom with an en-suite, a further bathroom and a further bedroom. Storage facilities would also be created. The proposal would involve the insertion of 3 windows within the rear roof plane of the dormer: one of the windows to be obscure glazed. The materials to be used for the proposal would be roof tiles to match existing and a rubber flat roof.

Amended plans

Plans were amended from those originally submitted. With regards to the materials, due to the size of the dormer proposed, the use of timber/composite cladding or self-cleaning white render originally proposed was not considered acceptable in this instance. It would have produced an incongruous feature within the local area and due to the size of the proposal the contrasting material would create an overbearing feature to the immediate neighbours. As such, the materials of the dormer have been changed to match that of the host property.

Planning history

135629/LP/2022- Enlargement of dwelling house with a hip-to-gable roof extensions and rear dormer.

Approved 2 February 2023.

133343/FH/2022- Installation of dormer to the front and rear elevations, together with alteration of roof to form gables, to form additional living accommodation and insertion of window within side elevation of the roof.

Refused- 31 May 2022.

The current application is considered a re-submission of the application refused in May 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;

- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of a rear dormer extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

This application is the re-submission of the recently refused application 133343/FH/2022, although the insertion of a front dormer has now been removed from the development. It is also noted a Certificate of Proposed Lawful Development has been obtained (planning ref: 135629/LP/2022) for the hip to gable conversion and for a rear dormer of a smaller size.

Visual/Residential Amenity

As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. Three windows would be inserted in the rear elevation of the dormer and due to the approximate 15.8 metres distance between the proposal and rear building line of the site, it would not create any overlooking concerns. One of the windows would relate to an en-suite and to further increase the privacy for the applicant, the window should be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity, a condition to this effect would be placed on any approval granted. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. Although it is acknowledged the dormer is large in size, given the materials to be used for the proposal would match that of the host property, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the existing property. All the materials would match the existing property, except the use of the flat roof for the rear extension and a materials condition to this effect would be attached to any consent granted.

The dormer respects the shape of the existing property and respects the relationship with the neighbouring property at the side. The proposed dormer would be sited and designed to ensure it is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP. Although the dormer proposed has a cubic volume which exceeds Permitted Development rights, given the use of materials, the dormer is considered acceptable in size and form.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin storage would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, amendments have been made to the scheme and appropriate conditions have been attached to any approval granted.

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:

-Drawing- Existing & Proposed- Plans and Elevations Inc. Location Plans, numbered 8 Drawings, stamped as received by the City Council as Local Planning Authority on 22 March 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.

3) Before first occupation, the en-suite window as shown on the approved 'Drawing- Existing & Proposed- Plans and Elevations Inc. Location Plans, numbered 8 Drawings', stamped as received by the City Council as Local Planning Authority on 22 March 2023, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Drawing- Existing & Proposed- Plans and Elevations Inc. Location Plans, numbered 8 Drawings', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

10 Bettwood Drive, Manchester, M8 4JT
8 Bettwood Drive, Manchester, M8 4JT
3 Bettwood Drive, Manchester, M8 4JT
9 Bettwood Drive, Manchester, M8 4JT
Hilltop Court, Middleton Road, Manchester, M8 6JH
Flat 15, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 12, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 10, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 8, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 5, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 3, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 1, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 24, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 23, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 22, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 21, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 20, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 19, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 18, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 17, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 16, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 14, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 13, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 11, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 9, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 7, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 6, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 4, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
2 Bettwood Drive, Manchester, M8 4JT
Flat 2, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
4 Bettwood Drive, Manchester, M8 4JT
7 Bettwood Drive, Manchester, M8 4JT
5 Bettwood Drive, Manchester, M8 4JT
1 Bettwood Drive, Manchester, M8 4JT

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA