

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136344/FH/2023
Date registered valid: 24 February 2023
Proposal: Hip to gable loft conversion together with the installation of a rear roof dormer
Address: 82 Parkville Road, Manchester, M20 4TZ
Ward(s): Withington Ward

Applicant: Mr Paul Young
Agent (if any): Mr Ian Grainger, Blu Room Architecture
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@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: 22 March 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 March 2023 Expired: 30 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a white rendered first floor along its principal elevation and a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a spacious brick driveway, a single storey rear extension and a spacious rear garden.



Figure 1. Principal elevation of No.82 Parkville Road.



Figure 2. Rear view of property.

Description of area

Parkville Road is a residential street situated within the Withington ward of Manchester, close to Wilmslow Road (B5093) and Fog Lane Park. The area consists of a mixture of semi-detached and terraced residential properties and benefits from its proximity to outdoor amenity spaces.

Description of development

The applicant is seeking permission for a hip-to-gable loft conversion together with the installation of a rear roof dormer.

Planning History

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 the 11th of July 2012:

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

Principle – the principle of installing a hip-to-gable roof conversion together with a rear dormer to provide additional living space for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes in order 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.

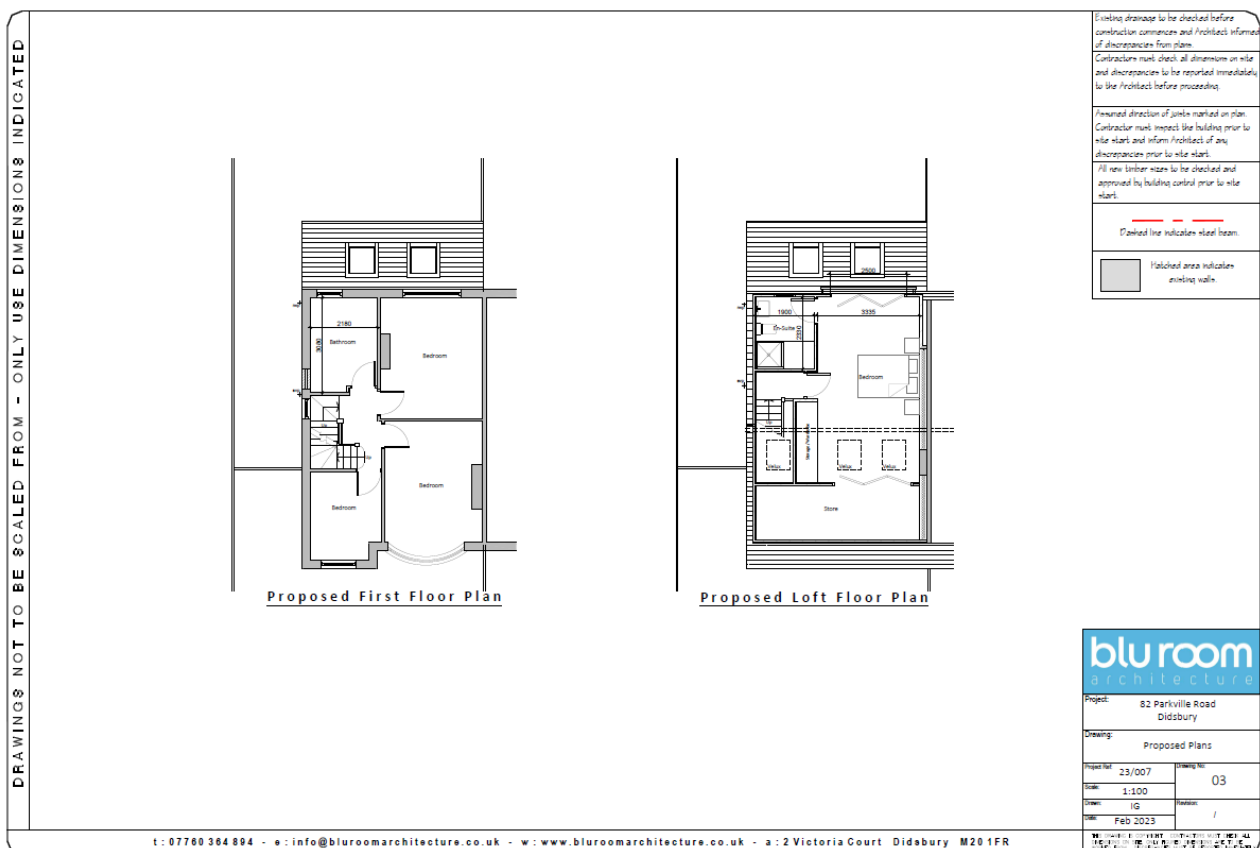


Figure 3. Proposed plans, as submitted by the applicant’s agent.

Siting, scale and massing – the hip-to-gable roof conversion would be sited at the northwest edge of the roof with a maximum height of 3.179m and total roof width of 6.127m. These dimensions are considered to be subservient to those of the current roof and would be similar in appearance to other hip-to-gable roof conversions in this locale (e.g. No.88).

The associated dormer would be situated at the rear of the property, facing northeast, with a flat roof set at the same height as the existing ridge. The dormer would leave a gap to the eaves of 0.6m, would be set in from the party wall by 0.2m and would be set in from the proposed gable end by 0.45m. As such, the proposed dormer would not exceed the highest part of the existing roof, would not front a highway or be situated along the property's principal elevation and would not extend beyond the face of any external walls.

The hip-to-gable roof conversion and rear dormer are therefore considered to be subservient to the host dwellinghouse and their implementation would not result in 'excessively large or bulky' additions to the property. The proposed developments are therefore considered acceptable as they accord with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.



Figure 4. Proposed elevations, as submitted by the applicant's agent.

Appearance and visual amenity – the hip-to-gable roof conversion would be built of brickwork and concrete roof tiles to match the existing whilst the rear dormer would feature a flat roof and would be faced with grey cladding with uPVC / aluminium windows and doors. The side elevations of the hip-to-gable roof conversion and rear dormer are to be blank and featureless, whilst the rear elevation of the dormer would feature one window and one set of bi-folding doors complete with a Juliet balcony.

This design is considered to be relatively standard for developments of this type and would be in-keeping with the overall precedent of residential extensions in this area. Moreover, though the dormer's grey cladding would not match the host dwellinghouse which currently features red

concrete roof tiles, it is considered acceptable as the dormer would be sited at the rear of the property and, as such, 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.

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

Residential amenity – due to the siting, scale, and orientation of the proposal, it is not considered that the developments would cause undue harm to residential amenity in terms of loss of light, overshadowing, overlooking or loss of privacy, particularly given that the only windows and doors for the proposed developments are rear facing. These windows / doors would be set back from the eaves 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. In addition to this, no objections have been received from local residents.

The proposed developments are therefore acceptable in regard to their 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.

Conclusion – given the above issues, it is considered that the proposed developments 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.

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 revised drawings labelled:

- 'Proposed Plans', numbered '03', stamped as received by the City Council as Local Planning Authority on the 17th March 2023.

- 'Proposed Elevations', numbered '04', stamped as received by the City Council as Local Planning Authority on the 17th March 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 drawings.

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

51 Francis Road, Manchester, M20 4XP
84 Parkville Road, Manchester, M20 4TZ
44 Francis Road, Manchester, M20 4XP
80 Parkville Road, Manchester, M20 4TZ

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