

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135284/FH/2022

Date registered valid: 9 November 2022

Proposal: Erection of a single storey rear extension, installation of rear roof dormer, insertion of 2 no. roof lights to front and side and associated elevational alterations together with the installation of new roof and elevational alterations to existing detached garage

Address: 36 Meadow Bank, Manchester, M21 8EE

Ward(s): Chorlton Ward

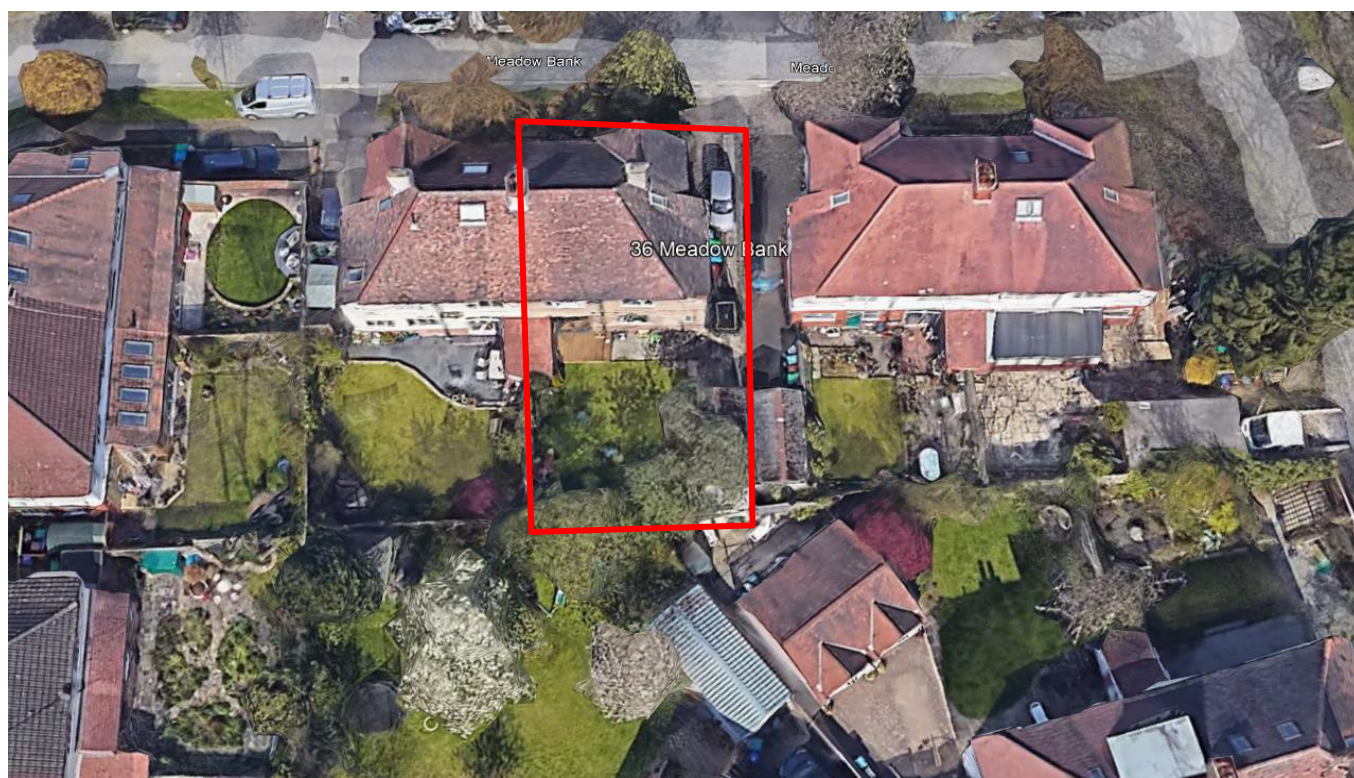
Applicant: Mr & Mrs Chambers, 36 Meadow Bank, Manchester, M21 8EE

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture, 97 Alderley Road, Wilmslow, SK9 1PT

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: Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications: Printed: 21 November 2022 Expired: 12 December 2022

Site notice: Posted: 14 December 2022 Expired: 4 January 2023

Press advert: Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a large two storey semi-detached C3 dwellinghouse of pebbledash in an arts and crafts style which is typical of the area. The property features pebbledash, bay windows, a hipped roof, a driveway and gardens to the front and rear.

Description of area

Meadow Bank lies within the Chorltonville Conservation Area; a small garden village constructed in the early 1900s, predominantly characterised by detached and semi-detached family dwellinghouses of brick and render in the arts and crafts style. The property is situated on the western side of the village, on a tree-lined street consisting of a variety of large family dwellinghouses arranged in semis.

Description of development

The applicant is seeking permission to build a single storey rear extension and rear box dormer to provide additional living accommodation for a family dwellinghouse, along with the application of pale pebbledash which was approved under the previous application (130012/FO/2021). In 2020 an application for a smaller dormer was also approved (125824/FH/2019).

Consultations & Notification Responses

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

Chorlton Voice – No comments received.



Policies

The following policies are considered relevant in the consideration of this application.

Saved Unitary Development Plan (1995) policies of relevance:

Policy DC1 – Residential Extensions

Policy DC18 – Conservation Areas

The Core Strategy Development Plan (2012) policies of relevance:

Policy DM1 - Development Management

Policy SP1 - Spatial Principles

Policy EN1 - Design Principles and Strategic Character Areas

Policy EN3 – Heritage

National Planning Policy Framework (2021) chapters of relevance:

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

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 dormer and rooflights, building a single storey rear extension and increasing the height of an existing garage, to create additional and improved living accommodation for a family dwellinghouse, is acceptable given the provisions of saved UDP policy DC1. However, consideration must be given to the proposal's siting, scale and massing, design and impact upon residential amenity and the character of the conservation area.

Siting, scale and massing – The full-width single storey rear extension would replace the original outrigger, with a lesser depth of 2.6m and a height of 3.45m. It would abut the adjoining semi, No.34's, outrigger and would leave a gap of 2m to the boundary shared with No.38. The extension is subservient and accords with the dimensions permitted by saved UDP policy DC1. The box dormer would be sited within the original rear roof slope, set 1.1m away from the eaves and 0.5m from the party wall. It would measure 4.3m in width, 3.85m in depth and 2.6m in height, with the resulting volume being approximately 21.5 cubic metres. This is well below the 50 cubic metre threshold for non-terraced properties as stipulated in the General Permitted Development Order (2015), however as the house is located within a conservation area, the development cannot be carried out without planning permission. The dormer would be subservient to the original dwellinghouse, appropriately sited and scaled and not visible from the public highway. The existing garage has a dual-pitched roof with an eaves height of 2.1 and a ridge height of 2.66m, however the applicant would like to increase the ridge to 3.16m, an increase of 0.5m, which is acceptable given its siting adjacent to the neighbour's garage. The scale and siting of the proposals is considered acceptable, pursuant to policies DM1, DC1, SP1 and DC18.



Design and impact upon conservation area – 2no conservation rooflights are proposed for the front roof slope and 2no for the side hip, these are relatively small and shown as flush with the tiles. The dormer would be clad in hanging tiles to match the rest of the roof, with a flat GPR roof. The rear extension would feature a flat roof containing two large rooflights hidden behind a parapet, with windows and brick and pebbledash walls to match the rest of the house. These materials have been conditioned to match existing as specified. Rooflights are a common feature in Chorltonville and are not considered to harm the appearance of the conservation area. The rear extension and dormer would feature appropriate matching materials and would not feature within the Meadow Bank streetscene, hence the character of the conservation area is not considered to be harmed. The works would constitute less than substantial harm to the designated heritage asset, as set out in chapter 16 of the NPPF, and what little harm they do cause is sufficiently outweighed by the benefits of the alterations to this family dwellinghouse, pursuant to policies DC18 and EN3.

Residential amenity – The 2.6m single storey rear extension would have a depth 0.5m less than the adjoining semi's original outrigger and would have a max height only 0.34m higher than the outrigger, hence this element is not expected to impact upon the neighbouring property.

Neither the front rooflights nor rear dormer window would significantly overlook, nor compromise the privacy of, the surrounding occupiers and no side-facing windows are proposed. The ridge height of the existing garage would only increase by 0.5m which is not deemed to have a significant effect on the adjacent neighbour, No.38, whose own garage is sited along the same boundary.

Conclusion – No objections have been received from the neighbours notified of the development, nor via the site notice and advertisement. The proposal complies with the policies outlined above and therefore is considered acceptable by the City Council, thus development may commence in accordance with the submitted drawings 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 drawings numbered: PL01, PL07, PL08, PL09, PL10, PL11, PL13, stamped as received by the City Council as Local Planning Authority on the 9th November 2022.

Reason - To ensure that 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 extensions/alterations hereby permitted shall match those specified on the submitted application form and drawings, including:

- Brickwork to match existing
- Pale pebbledash as per previous approval (130012/FO/2021)
- Tiles to dormer face/cheeks to match existing roof
- Windows to match 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

Chorlton Voice

6 The Willows, Manchester, M21 8FQ
34 Meadow Bank, Manchester, M21 8EE
7 The Willows, Manchester, M21 8FQ
38 Meadow Bank, Manchester, M21 8EE
33 Meadow Bank, Manchester, M21 8EF
31 Meadow Bank, Manchester, M21 8EF
29 Meadow Bank, Manchester, M21 8EF

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 - Chorltonville Conservation Area 1992
Historic Landfill Site 250m Buffer
Area Team Boundary - Name: SOUTH AREA