

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135254/FH/2022

Date registered valid: 3 November 2022

Proposal: Roof alterations including hip to gable extensions, rear dormer, rooflights and velux balconies to the front

Address: 2 Roseland Avenue, Manchester, M20 3QY

Ward(s): Didsbury East Ward

Applicant: Mrs Waring

Agent (if any): Mr Elliot Denby BTP Architects

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: APPROVED

Date of recommendation: 13 February 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 Feb 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: No

Tree Preservation Order: NO

The application relates to a two-storey detached brown brick dwellinghouse in Didsbury with a hipped roof. The property faces north-west and features a garage to the side and gardens to the front and rear.

Description of area

Roseland Avenue is a short residential road within the Didsbury East ward, close to Fog Lane Park and The Christie Hospital.

Description of development

Roof alterations including hip to gable extensions, rear dormer, rooflights and velux balconies to the front.

Site History

079687/FH/2006/S2 - Erection of 2 storey rear extension to provide additional living accommodation. Approved.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representation was received.

Issues

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

- o National Planning Policy Framework (NPPF)
- o Saved policy DC1 of the UDP
- o DM1, SP1, EN19 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.

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.,

Principle

The hip to gable roof conversion, and rear dormer extension to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity.

The proposal also includes a hip-to-gable roof conversion with a rear dormer extension and the installation of Velux balcony windows set within the front elevation of the roof. The roof conversion would be subservient to the dimensions of the roof as well as being similar in appearance to other hip-to-gable roof conversions in the locale along with the front Velux windows which are also a common characteristic within the area. The dormer would be situated at the rear of the property, set just below the ridge and just above the eaves and would occupy the full width of the roof, much like the dormers present in the area. Overall, the dimensions of these alterations are not considered to result in an 'excessively large or bulky addition' to the property with the proposal being deemed as acceptable due to it according with policy DC1 of the UDP.

The hip-to-gable roof conversion would also be built of brickwork to match the host building, the cladding and window materials are to be decided and a condition has been attached to the consent. The side elevation would feature one window overlooking the highway.

The proposed hip-to-gable roof conversion and rear dormer extension are relatively standard in design and would be in-keeping with other residential extensions in the area. Moreover, due to its positioning would not feature prominently within the street scene. Hence, the overall character of the house and local area should not be significantly harmed by these works.

The design and appearance of the proposed development(s) accord 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

The hip-to-gable roof conversion and rear dormer should also not cause issues associated with loss of sunlight, daylight, or privacy. The oblong bathroom and landing windows situated on rear elevation will be obscurely glazed so as to protect the privacy of neighbouring residents. The majority of the glazed rear window sits behind a glazed balustrade facing the gable of the property that sits at the rear of the application site. It is perceived an element of overlooking

would occur due to the relationship of the neighbouring properties. Consideration has been given that permitted development rights if exercised would allow for a dormer extension which would result in similar levels of overlooking as the arrangement proposed. It is also noted that existing first floor rear facing windows afford views across the application garden and those of neighbouring gardens and properties given the existing relationships between these .

The front facing velux balcony windows would allow an element of views across the street towards existing houses when opened and would allow extended views, the relationship of views would be similar to those between first floor windows albeit from a more elevated position. In this instance given the relationship to neighbouring and adjacent properties and gardens it is not considered that the impacts on residential amenity would be so significant as to warrant refusal of the proposals.

As such on balance the proposal is considered to be acceptable and accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

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. The proposal is considered to be acceptable and has been determined in a timely manner.

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:

100, 111, 115 and the Design and Access Statement, stamped as received on the 21 October 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) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Before first occupation of the extension approved, the bathroom and landing windows to rear roof extension, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Roseland Avenue, Manchester, M20 3QY
27 Westholme Road, Manchester, M20 3QZ
21 Westholme Road, Manchester, M20 3QZ
33 Westholme Road, Manchester, M20 3QZ
1 Brooklawn Drive, Manchester, M20 3GY
25 Westholme Road, Manchester, M20 3QZ
23 Westholme Road, Manchester, M20 3QZ
16 Westholme Road, Manchester, M20 3QN
35 Westholme Road, Manchester, M20 3QZ
31 Westholme Road, Manchester, M20 3QZ
29 Westholme Road, Manchester, M20 3QZ
6 Roseland Avenue, Manchester, M20 3QY
4 Roseland Avenue, Manchester, M20 3QY
3 Roseland Avenue, Manchester, M20 3QY
1 Roseland Avenue, Manchester, M20 3QY
3 Brooklawn Drive, Manchester, M20 3GY

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA