

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134616/FH/2022
Date registered valid: 5 August 2022
Proposal: Erection of single storey rear extension, hip to gable roof alteration and rear dormer including raising roof ridge to provide additional living accommodation.
Address: 10 Woodside Road, Manchester, M16 0BT
Ward(s): Chorlton Ward
Applicant: Mr Ioan Roberts, 10 Woodside Road, Manchester, M16 0BT
Agent (if any): Mr Richard Gallagher, RJG Architecture Ltd, The Stables, Pasture Lane Business Centre, St. Helens, WA10 8PU
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 13 January 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 September 2022

Standard consultations: Printed: 22 August 2022 Expired: 12 September 2022

Neighbour notifications: Printed: 22 August 2022 Expired: 12 September 2022

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 red and common brick, with a slate gable roof, front gable detailing over two storey bay windows and an original single storey rear outrigger. The plot includes front and rear gardens, with a driveway to the side.

Description of area

The area is predominantly residential in nature comprising of properties of a similar size age and style to the proposal site. It is located within a sustainable location. At the head of Woodside Road sits Manchester Road a main route into the City. At the junction of Woodside Road and Manchester Road is a commercial parade, and on the opposite corner is a 4 storey apartment block. Some of the properties have had the benefit of extensions.

Description of development

The applicant is seeking permission to build a single storey rear extension and install a rear dormer with raised ridge and hip to gable roof alteration to provide additional living accommodation. Upon the site visit it was noted that works had started, with the dormer, raised ridge and hip to gable more or less complete. Previously the same roof works and a 3.5m pitched roof single storey rear were approved under application ref 132566/FH/2021.

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.

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 11th July 2012:

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

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

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



Issues

Principle – The principle, of building a single storey rear extension and installing a rear dormer along with raised ridge and hip to gable alteration to provide additional living space for a family dwellinghouse, is acceptable. However consideration must be given to the proposals siting, scale and massing, design, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would project 4.98m from the main rear elevation, replacing a 2.66m single storey outrigger. It would span the full width of the

house at 6m, with a flat roof height of 3.37m and a maximum height of 4m to the large lantern. It would be sited along the boundary shared with No.8, which features its own 5m rear extension, and 1.9m to the boundary with No.12. The dormer would be sited within the main rear slope, with a setback of 0.22m from the eaves and a volume of 35 cubic metres. To facilitate the large loft conversion and ensure adequate internal headroom, the dormer projects 0.13m above the original ridge, to match No.8's, and the hip extended to a gable, which would add approx. 17.8 cubic metres of additional roof space. The rear extension exceeds the limit stipulated within policy DC1 (of 3.65m) by 1.33m, however it would match the depth of the adjoining property's extension (at No.8), leaves an adequate gap to the boundary with No.12 and can be accommodated by the sizeable garden. A similar sized dormer could be built under permitted development if it, and the hip to gable alteration, were built level with or lower than the original ridge, which requires permission. Given No.8 have already built above their ridge recently (though it is noted No.8 did not apply for this) the proposed works rebalance the semi. These additions are considered subservient to the host dwelling, similar to nearby works and sited appropriately, pursuant to policies DC1, DM1 and SP1.

Design, appearance and visual amenity – The dormer has been constructed of materials to match the existing house, including vertically-hung grey roof tiles and white uPVC windows. The extension is proposed to be constructed of brickwork to match existing and white aluminium doors, which has been conditioned. The rear elevation would feature a wide set of sliding doors opening onto the garden and the dormer would feature a bedroom window and bathroom window. The side elevations of both additions would be blank. Due to the location at the rear the works would not be highly visible from the public highway and therefore would not feature prominently within the street scene. The design and materials of the dormer are in-keeping with the original property, and appear similar to other properties in the vicinity. The highest part slightly exceeding the original ridge is not visible from ground level, therefore in this case, given the adjoining semi has already carried this out also, it is not considered significant. The appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area, the latter of which is not a conservation area.



Residential amenity – The gardens face south-west along this section of Woodside Road and the projection of the extension matches that which has been approved and constructed at No.8,

with a gap of 1.9m retained to the boundary shared with No.12, is not considered to significantly overshadow the neighbouring properties. There are no windows proposed for the side elevations, therefore a loss of privacy is also not deemed an issue. Due to the scale and orientation of the proposal it is not considered that the works would cause undue harm to residential amenity and in addition to this, no objections were received from local residents.

Conclusion – The proposal accords with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the approved plans 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. The application has been determined in a timely manner in accordance with both local and national policies, and appropriate conditions have been attached.

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 drawing numbered 'SK/102', stamped as received by the City Council as Local Planning Authority on the

5th August 2022 and the revised drawing numbered 'SK/101 Rev A' received on the 5th 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) The materials to be used on the external surfaces of the extension and roof enlargements hereby permitted shall match those of the existing building in type, size, colour and texture, as specified on the submitted application form.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

166C Manchester Road, Chorlton, Manchester, M16 0DZ
166A Manchester Road, Chorlton, Manchester, M16 0DZ
6 Woodside Road, Manchester, M16 0BT
5 Woodside Road, Manchester, M16 0BS
164B Manchester Road, Chorlton, Manchester, M16 0DZ
164A Manchester Road, Chorlton, Manchester, M16 0DZ
Flat 2, 162 Manchester Road, Chorlton, Manchester, M16 0DZ
Flat 1, 162 Manchester Road, Chorlton, Manchester, M16 0DZ
3 Woodside Road, Manchester, M16 0BS
164 Manchester Road, Chorlton, Manchester, M16 0DZ
12 Woodside Road, Manchester, M16 0BT
1 Woodside Road, Manchester, M16 0BS
166 Manchester Road, Chorlton, Manchester, M16 0DZ
162 Manchester Road, Chorlton, Manchester, M16 0DZ
8 Woodside Road, Manchester, M16 0BT
4 Woodside Road, Manchester, M16 0BT
14 Woodside Road, Manchester, M16 0BT

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
Area Team Boundary - Name: SOUTH AREA