

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135406/FH/2022
Date registered valid: 31 October 2022
Proposal: Hip to gable conversion and installation of rear dormer
Address: 8 Caxton Road, Manchester, M14 6FF
Ward(s): Fallowfield Ward

Applicant: Mr D Rafferty 8 Caxton Road, Manchester, M14 6FF
Agent (if any): Mr A Gilbert 403 Parrs Wood Road, Manchester, M20 5WA
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 November 2022

Expired: 2 December 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



The site relates to a two storey red brick semi-detached property in the Fallowfield area of Manchester, located on the corner of Caxton Road and Whitebrook Road. The property has a red brick boundary wall to front and side. Ground and first floor bay windows. To the side and rear the property has been extended with a single storey extension.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: None

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission to enlarge the dwellinghouse roofspace with a Hip to gable conversion and installation of rear dormer

Consultations & Notification Responses

No response received.

Planning History

There has been two previous planning application at this address, the first for the erection of a single storey side and rear extension to provide additional living accommodation approved under planning application reference 132800/FH/2022. The second application was for a certificate of lawful proposed development for the installation of hip to gable roof extension together with rear dormer to provide additional living accommodation which was refused under planning reference: 134405/LP/2022 for the following reason:

1) The proposed rear dormer and hip to gable roof extension as shown on the submitted drawing titled "PROPOSED ROOF ENLARGEMENT" and location plan received by the City Council as Local Planning Authority, on the 06.06.2022 does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class B.1 (d)(i), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the cubic content of the resulting roof space would exceed the cubic content of the original roof by more than 50 cubic metres.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The application comprises of the same development as a previous application for a Certificate Lawful Development Proposed for the installation of a hip to gable roof extension and rear dormer under planning reference: **134405/LP/2022**. The application was **refused** for the following reason:

1) The proposed rear dormer and hip to gable roof extension as shown on the submitted drawing titled "PROPOSED ROOF ENLARGEMENT" and location plan received by the City Council as Local Planning Authority, on the 06.06.2022 does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class B.1 (d)(i), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the cubic content of the resulting roof space would exceed the cubic content of the original roof by more than 50 cubic metres.

Therefore, the proposal could not be granted under permitted development rights and would require planning permission before it could be built. The applicant is now seeking planning permission for the proposal and further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – As can be seen from the existing site photographs works have commenced on the single storey side and rear extension approved under application reference: 132800/FH/2022.

Taking into consideration the position, design and scale of the proposed hip to gable roof extension together with the rear dormer and its relationship with neighbouring properties, it is

not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The extension has been designed to complement the existing dwellinghouse with materials shown to be matching brickwork and tiles. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking and Refuse Storage – Car Parking and refuse storage would be unaffected by the proposal.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 complies with the development plan and in particular saved policy DC1 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy. It therefore comprises sustainable development and officers have worked proactively and positively to issue the decision without delay.

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:

PROPOSED ROOF ENLARGEMENT drawing received by the Council as Local Planning Authority on the 31st 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 development hereby approved shall be carried out in accordance with the materials as set out in drawing:

PROPOSED ROOF ENLARGEMENT drawing received by the Council as Local Planning Authority on the 31st October 2022.

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 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Caxton Road, Manchester, M14 6FF
43 Whitebrook Road, Manchester, M14 6EF
42 Whitebrook Road, Manchester, M14 6EF
12 Caxton Road, Manchester, M14 6FF
41 Whitebrook Road, Manchester, M14 6EH
44 Whitebrook Road, Manchester, M14 6EF
5 Caxton Road, Manchester, M14 6EE

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) -
Area Team Boundary - Name: SOUTH AREA