

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134526/FH/2022

**Date registered valid:** 28 July 2022

**Proposal:** Erection of a single storey rear extension together with the installation of a rear roof dormer

**Address:** 29 Dalton Avenue, Manchester, M14 7NR

**Ward(s):** Moss Side Ward

**Applicant:** Mr M Ahil, Ahil Real Estate - MDA Construction Spaces, Peters House, Manchester , M1 5AN

**Agent (if any):** Miss Grace Costello, ArchiPhonic Ltd, Unit 256 Slater Studios, 9 Slater Street, Liverpool, L1 4BW

**Case officer:** Constance Phillips  
Tel: 0161 234 5792  
Email: [constance.phillips@manchester.gov.uk](mailto:constance.phillips@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 21 September 2022



## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 13 September 2022

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 5 August 2022 Expired: 26 August 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 mid-terraced C3 dwellinghouse of red multi brick and slate with faded white paint to the rear elevation. The property features an original part single part two storey rear outrigger and front and rear gardens bound by original brick walls.

## **Description of area**

Dalton Avenue is a short residential cul-de-sac of Victorian terraced properties off Thornton Road within Moss Side, parallel to Lloyd Street South. The area benefits from its proximity to Alexandra Park and several major bus routes.

## **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 single family dwellinghouse. Previously a recent application was withdrawn for a part single part two storey rear extension and dormer due to the proposed change of use to C4 HMO. The agent has confirmed they are no longer perusing a change of use.

## **Consultations & Notification Responses**

Local residents, as per appendix 1 – 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 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 3m from the main rear elevation and 2.15m beyond the two storey outrigger, replacing a 2.3m single storey outrigger. It would span the full width of the house at 4m, with an eaves height of 3m and a maximum height of 4m. It would be sited along both shared boundaries, which features original high walls, approx. 2m, adjacent to No's 27 and 31. The dormer would be sited within the main rear slope, projecting 3.78m with a width of 4m, a height of 1.86m and a resulting volume of 14 cubic

metres. The dormer would be set down slightly from the ridge and features a 0.2m setback from the eaves. The rear extension accords with the limit stipulated within policy DC1 (of 3.65m) and if it weren't for the outrigger it wouldn't require permission. The dormer could be built under permitted development. 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 would be constructed of materials to match the existing house, including vertically-hung roof slates and uPVC windows. The extension is proposed to be constructed of brickwork, tiles and uPVC to match existing, which has been conditioned. The rear elevation would feature a set of bi-folding doors opening onto the yard and the dormer would feature a bedroom window facing rearwards. The side elevations of both additions would be blank. Due to the location at the rear of a terrace the works would not be visible from the public highway and therefore would not feature 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 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 north-west along this road and the relatively small projection of the extension, 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**

During the course of the application, any problems that have arisen required steps to be taken to resolve them. Officers have worked with the applicant/agent in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with the planning application.

## **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 '03-002 Rev 1', '03-003 Rev 2' and '02-001 Rev 1', stamped as received by the City Council as Local Planning Authority with the application on the 28th July 2022, and the revised drawings numbered '04-002 Rev 3' and '03-004 Rev 3', stamped as received by the City Council as Local Planning Authority on the 15th September 2022.

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, including brickwork and tiles 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**

40 Dorset Avenue, Manchester, M14 7WR  
38 Dorset Avenue, Manchester, M14 7WR  
31 Dalton Avenue, Manchester, M14 7NR  
27 Dalton Avenue, Manchester, M14 7NR  
42 Dorset Avenue, Manchester, M14 7WR

## **Appendix 2 – Planning constraints**