

Planning

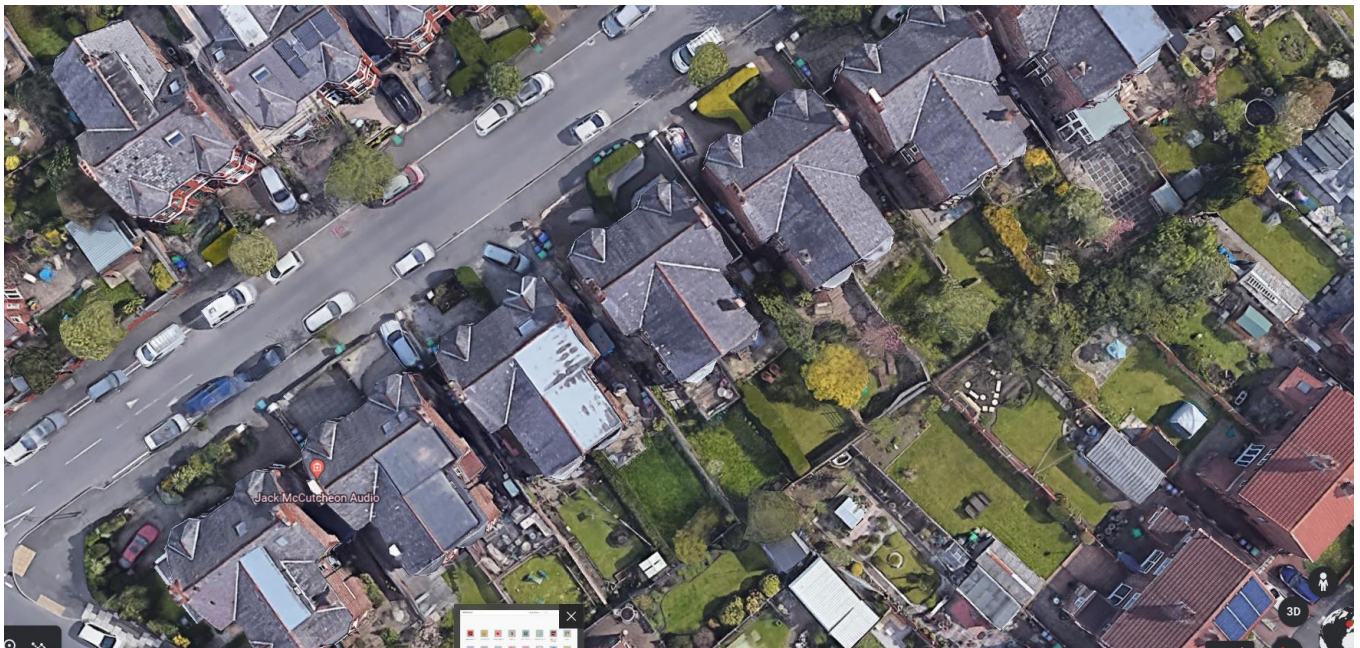
Growth & Development

Delegated officer report for planning application

Application no. 134020/FH/2022
Date registered valid: 13 June 2022
Proposal: Installation of rear roof dormer to form additional living accommodation
Address: 16 Clarendon Road West, Manchester, M21 0RW
Ward(s): Chorlton Ward

Applicant: Michael Hewson, 16 Clarendon Road West, Manchester, M21 0RW
Agent (if any): Mr Geoffrey Bryson, Bryson Architecture Studio, 30 Hamilton Street, Birkenhead, CH41 5AD
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 9th August 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	2.08.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 20 June 2022 Expired: 11 July 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 large Victorian two storey semi-detached property in the Chorlton ward area of Manchester. The property features brick bay windows to the front and rear of the property and two storey rear outrigger. Amenity space is to the front with garden to the rear. Boundary treatment comprises low brick wall and hedging with timber fencing along the shared boundary with the adjacent property.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The site is located within a predominantly residential area comprising large and moderately sized semi detached properties.

Description of development

The applicant is seeking planning permission for the installation of rear roof dormer to form additional living accommodation

Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received in respect of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

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 principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Plans considered

The plans considered as part of this proposal are as follows:

Existing

Received 10th June 2022 numbered 2021 189 001 Existing Floor Plans and Elevations

PROPOSED

Received 10th June 2022 numbered 2021 189 002 Proposed Floor Plans and Elevations

Received 13th June 2022 numbered 2021 189 005 Rev 01 Proposed West Elevation

Residential Amenity

The applicant is seeking to extend the property by installing a rear roof dormer to form additional living accommodation. The annotation on the proposed plans show a double bedroom, bathroom and study room.

Concerns were raised by the local Council with the agent/applicant with regards to the impact provided by the proposal. The agent responded showing the similarities of another proposal previously approved in another part of the city. Notwithstanding any apparent similarities which may exist, the case officer has carried out the assessment based on its own planning merits.

The dormer would be positioned within the main roof of the property with a return on the existing two storey outrigger. Although the element of the dormer within the main roof of the property would be set in from the adjoining property and set in from the eaves, the return element of the dormer positioned on the outrigger, would be built up from the main side and rear wall of the existing two storey rear outrigger. This would read as a second floor extension rather than a dormer thus resulting in a three storey projection at the rear. In addition, the proposal would increase in height above the adjoining outrigger finishing in line with the original ridge of the existing property. Large windows and an elongated window would be located on the rear elevation with high level windows and a small window positioned on the side elevation.

The site is located within a predominantly residential area of the City and is characterised by large and moderate sized semi-detached properties. Although some of the properties within the area have seen visible changes to the roofs by the additions of dormers, the Council believes that the changes are modest and do not impact on the existing properties or the character of the area.

The City Council believe that to introduce a structure of this size to this part of the property would cause visual harm leading to an unacceptable loss of visual amenity and therefore considers the proposal to be unacceptable in this case.

Overall, taking into consideration the relationship of the adjacent properties to the application site, the position, height, mass and bulk of the proposal, it is considered that the rear dormer would result in a structure which would be out of character with the existing and surrounding properties in the area. Therefore, the proposal does not comply with policies DM1, SP1 and EN1 of the Manchester Core Strategy and extant policy DC1 of the Unitary Development Plan.

Siting, scale and massing

The height, position, bulk and mass of the proposed dormer is believed to provide an unacceptable impact upon the residential amenities of the surrounding properties which would be out of character. It is therefore considered that the scale and mass of the proposed dormer is not satisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered unacceptable with the existing and surrounding properties in the area. The design is not detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development does not accord with Core Strategy Policies DM1 and EN1 and in general the design is considered unacceptable.

Waste management

The location of refuse bins are not affected by this proposal.

Parking

Parking is unaffected by this proposal.

Conclusion

It is considered that the proposal would provide visual harm to the occupiers of surrounding properties by reason of its design, scale and massing and prominent position. The proposal would lead to an overly dominant and incongruous feature which the City Council considers would be out of character with the area. Therefore the proposal is considered does not comply with Council saved policies DC1 of the Unitary Development Plan and policies DM1, SP1 and EN1 of the Core Strategy

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: Refuse

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. Issues have arisen during the consideration of this application and a satisfactory resolution has not been reached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed development by reason of its design, scale and massing and prominent position, would result in an overly dominant and incongruous feature which is out of character with, and fails to contribute positively to, the general character of the local area. The proposal is therefore contrary to policies SP1, EN1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policy DC1 and the guidance within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

14 Clarendon Road West, Manchester, M21 0RW
11 Clarendon Road West, Manchester, M21 0RN
7 Bryan Road, Manchester, M21 0RH
18 Clarendon Road West, Manchester, M21 0RW
13 Clarendon Road West, Manchester, M21 0RN
9 Bryan Road, Manchester, M21 0RH

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