

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135039/FH/2022

Date registered valid: 26 September 2022

Proposal: Installation of rear roof dormer and associated 2 no. front roof lights and associated elevational alterations to form additional living accommodation

Address: 35 Collingwood Road, Manchester, M19 2AP

Ward(s): Rusholme Ward

Applicant: Mr & Mrs Barber, 35 Collingwood Road, Manchester, M19 2AP

Agent (if any): Keri Tomkow, KT:architectural Design and Drawing Services, 1127 Hyde Road, Manchester, M18 7LN

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 October 2022 Expired: 24 October 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: No

Tree Preservation Order: No

Description of area

The application site relates to 35 Collingwood Road within the south Manchester ward of Rusholme. The property relates to a semi-detached, two storey, red brick dwellinghouse and is characterised by Edwardian features including a timber framed patterned gable, timber porch and mullion bay windows with stained glass patterns. Amenity space to the front of the property consists of hardstanding and a path leads from the front to the rear down the side of the property. Amenity space to the rear consists of a grassed garden with a chicken coop, an outbuilding and a small conservatory is sited to the rear of the property.

The site is bounded by residential properties to the north, east and south, and the trainline and MEA Central school is located to the west.

Description of development

The submitted application seeks planning permission for the installation of rear roof dormer and associated 2 no. front roof lights and associated elevational alterations to form additional living accommodation.

The rear roof dormer would create a bathroom and a bedroom and would have approximate dimensions of Height: 2.8 x Length: 5.3 x Width: 4.1 metres. The proposal is set back from the eaves by 0.42mm. The dormer would involve the insertion of two windows within the rear elevation and one window within the side elevation facing no.37 Collingwood Road. The window within the side elevation of the dormer would be obscure glazed. Opening lights set at minimum 1700mm from FFL. The bathroom rear elevation window to be obscure glazed and the bedroom rear elevation window to have cill 300mm from FFL with opening light set between 1000-1100mm from FFL as escape window, maintaining minimum 700mm above cill height as guarding.

Two front roof lights would be included within the proposal.

The associated elevational alterations would involve the insertion of an additional window in the side elevation of the host property, providing light into the landing of the dormer, facing no.37 Collingwood Road.

Materials to be used for the proposal include:

- EPDM covering to dormer roof
- New vertical window installations to side and rear elevations of the rear roof dormer to be natural finish, hardwood framed, sealed double glazed units
- New roof plane window installations to have standard grey colour finish and grey colour flashings to match roof coverings
- Dormer walls: Vertical standing seam zinc cladding to dormer cheeks, colour dark grey to match existing roof covering. Dormer face rear elevation to be dark grey 125mm x 22mm treated timber boarding between zinc clad returns. The agent provided additional information of the zinc cladding to be utilised, providing links to example specifications on 12th October 2022 via email. In addition, the agent provided a photo of a completed dormer for historic planning approval (11 Roseleigh Avenue, M19 2NP- 02672/FH/2013/N2) which provides an example of the dormer finish envisaged.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the installation of rear roof dormer and associated 2 no. front roof lights and associated elevational alterations to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Rear roof dormer:

The dormer would be sited on the rear roof plane and would include the insertion of windows- one of which would be inserted within the side elevation facing no.37 Collingwood Road. Due to the potential for direct overlooking, windows within a side elevation of dormer conversions are usually unacceptable. However, given the plan marks the window as being obscure glazed with opening lights set at minimum 1700mm from FFL, the features are considered to overcome any harm in terms of privacy/overlooking from the side window. The obscure glazed window would be conditioned accordingly, 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, a condition to this effect would be placed on any approval granted, as well as having opening lights set at minimum 1700mm from FFL. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Two further windows would be inserted in the rear elevation of the dormer window. Within the plans the bathroom window is marked as being obscure glazed and the bedroom window would be partial opening (cill 300mm from FFL with opening light set between 1000-1100mm from FFL as escape window, maintaining minimum 700mm above cill height as guarding. The bathroom rear elevation window would be conditioned accordingly and would ensure the privacy of the applicant is protected. As such, no privacy/ overlooking implications are expected to arise as a result of the proposal.

The dormer would not give rise to any overshadowing or loss of light implications.

Since the dormer window would be set within the roof plane of the existing property, the dormer is not considered to be a detrimental or overpowering feature. Further, the dormer would not be visible from the streetscene.

Front roof lights:

Two front lights would be sited within the principal elevation as they would provide additional light into the proposed dormer. This element of the proposal is not considered to create any adverse visual/residential amenity implications, and being small features in the roof, would not create an overbearing feature for the properties along Collingwood Road.

Associated elevational alterations:

The associated elevational alterations would involve the insertion of an additional window in the side elevation of the host property, providing light into the landing of the dormer, facing no.37 Collingwood Road. Due to the proximity to the neighbouring property no.37 Collingwood Road, the window is set to be obscure glazed with opening lights set at minimum 1700mm from FFL. This is considered acceptable to overcome any overlooking into the neighbour's property and any adverse visual/residential amenity implications.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Each element of the proposal detailed below is considered acceptable, as the design and appearance is considered to accord with Core Strategy Policies DM1 and EN1.

Rear roof dormer:

The surrounding area is characterised by an array of existing rear dormers and as such, it would be considered a sympathetic addition to the property, pursuant to Policy DC1 of the UDP. The dormer measures approximately 25 cubic metres and as such has a total volume which would comply with Permitted Development rights if the proposal was achieved through this route. The dormer sits within the existing roof, is set back from the eaves by 0.42mm and has a height no higher than the ridge height. As such the form of the dormer is considered acceptable and is typical of similar structures.

The agent provided substantial information regarding the materials to be used for the dormer. It is noted that the proposal cannot be obtained through the route of Permitted Development since the materials to be used do not match those of the host property. Although cladding the dormer in dark grey zinc cladding would act as a contrast against the host red brick roof, the colour is considered acceptable given the precedent of zinc clad dormers in the surrounding areas. This includes no.4 Allandale Road and no.34 and no.36 Lindsay Avenue (although the materials condition was never discharged for the two properties on Lindsay Avenue). Although the materials were never discharged for the Lindsay Avenue, the use of zinc cladding is still considered acceptable given the dormer would be placed in a discrete location and adequate information has been provided.

Front roof lights:

The two front lights to the principal elevation made from velux or similar skylights are considered appropriate in design and form.

Associated elevational alterations:

All the windows to be used for the elevational alterations and within the dormer window would be hardwood to match the existing windows. As such, a materials condition would be attached to any approval granted. The insertion of the additional window within the side elevation is considered appropriate to provide additional light to the dormer, pursuant to Policy DC1 of the UDP.

Car parking

Car parking would be unaffected by the proposal.

Bin storage

Bin storage would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive 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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 26 September 2022.
- Drawing- Existing & Proposed- Site & Location Plans, numbered 2022/02-33 P001, stamped as received by the City Council as Local Planning Authority on 26 September 2022.
- Drawing- Location Plan, numbered 2022/02-33 P1000, stamped as received by the City Council as Local Planning Authority on 26 September 2022.
- Correspondence- Applicant Response, stamped as received by the City Council as Local Planning Authority on 12 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 Manchester Core Strategy.

3) Before first occupation, the window within the side elevation of the dormer, the window within the side elevation of the host property and the bathroom window within the rear elevation of the dormer as shown on the approved 'Drawing- Existing & Proposed- Site & Location Plans, numbered 2022/02-33 P001', stamped as received by the City Council as Local Planning Authority on 26 September 2022, 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.

In addition, the window within the side elevation of the dormer and the window within the side elevation of the host property shall have opening lights set at minimum 1700mm from FFL and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Application Form' and the 'Correspondence- Applicant Response' specified in Condition 2 of this approval.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

34 Lindsay Avenue, Manchester, M19 2AG
37 Collingwood Road, Manchester, M19 2AP
30 Lindsay Avenue, Manchester, M19 2AG
46 Collingwood Road, Manchester, M19 2AW
44 Collingwood Road, Manchester, M19 2AW
33 Collingwood Road, Manchester, M19 2AP
32 Lindsay Avenue, Manchester, M19 2AG

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA