

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134582/FH/2022
Date registered valid: 2 August 2022
Proposal: Erection of rear dormers and front porch
Address: 717 Moston Lane, Manchester, M40 5QD
Ward(s): Charlestown Ward

Applicant: Mr Yasen Rashid, 717 Moston Lane, Manchester, M40 5GT
Agent (if any): Mr Ahmed Choudhry, NADA Architects, 169 Kingsway, Burnage, Manchester, M19 2ND
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 23.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 01 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 August 2022 Expired: 30 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application property relates to a detached brick built bungalow within a residential area of Charlestown, North Manchester. The property benefits from hard landscaping to the front with off street car parking spaces and a rear garden.

The remainder of the area is residential in nature with houses of similar style and design. Additionally, Broadhurst Park is situated directly to the south of the application site.

Description of development

The proposal has been revised since first submission with the removal of front dormers, the dormers would have appeared out of character with the surrounding area and provided undue harmful impacts on the local streetscene. The revised proposal was received by email dated 07 September and involves the erection of a rear dormer and front porch. The rear dormer would accommodate two additional bedrooms including three rear elevation windows. The proposed dormer would have approx. dimensions of Height 1.4m x Width 7.5m x Depth 2.2m. The proposed dormer is a hipped pitch roof dormer coming off the original eaves. Given the design off the proposed dormer and its relationship with the eaves it would fail to constitute Permitted Development.

The front porch would have approx. dimensions of Height 3.2m x Width 2.4m x Depth 1.5m.

Consultations & Notification Responses

Local neighbours were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,

-Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

-Appropriate siting, layout, scale, form, massing, materials and detail.

-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.

Issues

Principle

The principle of the erection of a rear dormer and front porch to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon existing levels of residential and visual amenity.

Visual Amenity

Due to the arrangement and siting of the neighbouring properties the dormer would not be readily visible from the public highway and there is sufficient distance to the rear boundary with properties along Shackliffe Road, that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not a conservation area.

The proposed front porch extension situated along the front elevation does not form an incongruous feature within the streetscene. The proposed front extension is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers.

Residential Amenity

The proposed rear dormer's nature of the works is not considered to impact upon light or outlook of surrounding occupiers. The design of the dormer incorporates the rear windows being set back from the eaves and would replicate views from first floor windows. Therefore, it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

Siting, Scale and Massing

The rear dormer will be sited along the rear elevation, providing an additional roof volume of approx. 41.40 cubic metres. The dormer would be level with the original eaves with a hipped pitch roof incorporating the roof profile. Given the dormer will be level with the eaves this therefore fails to meet permitted development regulations.

The front porch would occupy the space in front of the existing front door projecting 1.5metres from the principal elevation with a width of 2.4metres. The proposal fails to meet the permitted development regulations on this basis as the front extension exceeds the ground area limit of 3 square meters. Additionally, given this is detached property it is considered subservient and appropriately sited and scaled for the size of the house, pursuant to policies DC1, DM1 and SP1.

Design and Appearance

The proposed extensions have been designed sympathetically to relate to the existing property and extension. The proposed extensions would be made of materials to match the existing property. A condition shall to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Conclusion

The proposal accords with policies DM1, DC1, SP1 and NPPF and received no objections. It is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the character of the house or visual amenity of the 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

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local plan and drawings numbers:

Drawing- Location Plan

stamped as received by the City Council, as the Local Planning Authority on 02 August 2022

Drawing- Site Plan and Elevations ref. (03)001 PL1

Drawing- Proposed Floor Plans ref. (02)001 PL1

Stamped as received by the City Council as Local Planning Authority on 23 September 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 (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse, in type, size, colour and texture.

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.

- 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

715 Moston Lane, Manchester, M40 5QD
721 Moston Lane, Manchester, M40 5QD
719 Moston Lane, Manchester, M40 5QD
34 Shackliffe Road, Manchester, M40 5QS
711 - 713 Moston Lane, Manchester, M40 5QD
32 Shackliffe Road, Manchester, M40 5QS
36 Shackliffe Road, Manchester, M40 5QS

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA