

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131072/FO/2021

Date registered valid: 9 December 2021

Proposal: Installation of front dormer extension together with rear alterations to form amended entrance to flats and ground floor commercial use and bin store

Address: 426 Wilmslow Road, Manchester, M20 3BW

Ward(s): Old Moat Ward

Applicant: Mr Munir Ahmad 67 Southdown Crescent, Stockport, SK8 6EZ

Agent (if any): Mr Nasar Ishfaq JAAN Architects Ltd 37 Sudbury Drive, Stockport, SK8 3BT

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 15 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23.12.21 and 14.06.21

Standard consultations:

Printed: 13 May 2022 Expired: 3 June 2022

Neighbour notifications

Printed: 13 May 2022 Expired: 23 May 2022

Site notice

Posted: 23 December 2021 Expired: 13 January 2022

Press advert

Published: 21 December 2021 Expired: 11 January 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site comprises of a 3 storey mid terrace property located within a parade of shops along Wilmslow Road in the Withington District Centre. It is identified as 426 Wilmslow Road and is within the Withington Conservation area and the Withington Ward of the City. The premises is a commercial use in the form of a hot food takeaway to the ground floor with residential above. There is an alleyway to the rear from which access to the rear of the terrace is gained. There is a rear entrance to the commercial and an existing rear entrance to the residential above. There is no dedicated parking allocated to the property.

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

Description of area

The area is predominantly retail and commercial within the district centre and conservation area with residential within close proximity above some of the retail / commercial and on some of the surrounding side roads.

Description of development

The proposal is for the relocation of the existing (original) dormer in the front roof slope together with the installation of a duplicate dormer window. These will be each positioned above the windows on the floors below, following the vertical emphasis created by the existing windows. In addition to the dormers on the frontage, there are elevational changes to the ground floor on the rear. There are currently 2 doors in the rear, there is an additional door proposed in that elevation, giving 3 in total. One door will serve the residential to the upper floors, one door will

serve the staff entrance to the hot food take away, and the central double doors will serve the shared self-contained bin store. There is an existing self-contained holding area for waste on the first floor for the residential accommodation before being transferred to the ground floor waste store.

Consultations & Notification Responses

Two rounds of consultation took place following the revised plans submitted showing the realignment of the proposed dormer windows.

Local Residents - were informed no representations have been received.

Withington Civic Society- had concerns that the introduction of a further dormer to the front elevation would have a detrimental impact upon the character of the building and its appearance within the conservation area. They considered such an extension would, be contrary to the applicant's Heritage Statement, have an adverse effect on the street scene in what is a handsome terrace in the heart of the Withington Conservation Area.

The proposed alterations to the rear of the building are acceptable, but the strong architectural merit of its facade, and its contribution to the visual appeal of the historical centre of the Village, and Conservation Area, should be preserved. The proposed additional dormer windows does not respect this and should not be accepted.

Environmental Health -requested a condition relating to submission of an air quality impact exposure assessment, details of electric vehicle charging and any other considerations, for example boiler emissions.

It must be noted however that these types of conditions would only be appropriate for the introduction of new residential provision, the residential accommodation already exists, and the proposal is for elevational alterations to the rear and a small dormer window in the existing roof-space only, to provide additional natural lighting. As such the attachment of conditions would not be appropriate. Environmental Health were reconsulted and no additional comments have been made.

Issues

Policy

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 DC18 for Conservation Areas
- 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 EN 3 Heritage
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The applicant proposes an additional small dormer to the front elevation within the existing roof slope. In order to provide a balanced elevation, the original dormer is to be relocated further along the slope together with the installation of the new dormer. The 2 dormers would be identical in appearance and mirror the neighbouring dormers within the continuous roof slope across the other properties within the terrace. There are also elevational alterations in the rear to improve the access to the residential and commercial. The principle of installing a new dormer and relocating the existing together with the elevational alterations are considered to be acceptable. Notwithstanding this, consideration must be given to the visual impact, design, access and security and the impact upon the conservation area.

Visual Impact

The 2 dormers within the existing roof slope mirror the original dormers within the continuous roof slope that runs across the full terrace. The designs and materials together with the scale are sympathetic to the existing. The proposed dormer and relocated dormer do not visually jar with the neighbouring properties and are considered visually acceptable when viewed within the context of both 426 Wilmslow Road itself, and the neighbouring properties within the Conservation area. Appropriate conditions will be attached to any consent granted to safeguard the use of materials. The changes to the ground floor on the rear elevation are not readily viewed within the context of the street scene or the Conservation area. As such the proposals do not give rise to unacceptable visual impacts and is therefore acceptable.

Design

It is considered that the design solution is appropriate and sympathetic to the age and features of the terrace. The materials and proportions would match the existing and it is considered that on balance the design is acceptable. The proposal therefore complies with City Council policy EN1, SP1 and DM1 of the Core Strategy.

Impact on the Impact on the Withington Conservation Area

In terms of its impact, it is considered that the external changes would not interfere with the existing characteristics of the building and the conservation area. The material choice is set to match the existing dormers within the terrace. On balance, it is believed that the changes proposed would not harm the character of the Withington Conservation Area, which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Comments

Were received from Withington Civic Society relating to the dormers, however following assessment and subsequent submission of revised plans showing the relocation of the dormers to ensure they read as the neighbouring dormers, it is considered that with the attachment of conditions relating to materials the proposal would not have a detrimental impact upon the Conservation Area, with common features being picked up between new and old, such as massing, height, materials, colour, scale and proportion, which create a sympathetic elevation. It is considered that the proposal complies with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Conclusion

The proposed dormers and elevational alterations are considered acceptable and in accordance with both local and national policies.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The application has been determined in line with national and local policies and appropriate conditions have been attached.

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 Plans and Elevations-W26WRPEREVA-received 13th May 2022

Heritage Statement-received 6th October 2021

Waste Management-26th November 2021

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, including patching in and mortar as stated on the submitted drawing and Householder Application Form.

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

Environmental Health
Withington Civic Society
Environmental Health
Withington Civic Society

7A Davenport Avenue, Manchester, M20 3GA
1 Davenport Avenue, Manchester, M20 3GA
5 Davenport Avenue, Manchester, M20 3GA
418 Wilmslow Road, Manchester, M20 3BW
430 - 432A Wilmslow Road, Manchester, M20 3BW
437 Wilmslow Road, Manchester, M20 4AN
Flat 1, 424 Wilmslow Road, Manchester, M20 3BW
Flat 2, 424 Wilmslow Road, Manchester, M20 3BW
Flat 3, 424 Wilmslow Road, Manchester, M20 3BW
424 Wilmslow Road, Manchester, M20 3BW
422 Wilmslow Road, Manchester, M20 3BW
430 - 432 Wilmslow Road, Manchester, M20 3BW
428A Wilmslow Road, Manchester, M20 3BW
420 Wilmslow Road, Manchester, M20 3BW
428 Wilmslow Road, Manchester, M20 3BW
2 Queen Street West, Manchester, M20 3BQ
422A Wilmslow Road, Manchester, M20 3BW
Flat 2, 426 Wilmslow Road, Manchester, M20 3BW
Flat 3, 426 Wilmslow Road, Manchester, M20 3BW
Flat 1, 426 Wilmslow Road, Manchester, M20 3BW
7 Davenport Avenue, Manchester, M20 3GA

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
Conservation Area - Withington Conservation Area 1983
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH