

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133658/FH/2022

Date registered valid: 3 May 2022

Proposal: Installation of rear roof dormer together with installation of front roof light

Address: 4 Chorlton Green, Manchester, M21 9HS

Ward(s): Chorlton Ward

Applicant: Ms Jemima Stoppard, 4 Chorlton Green, Manchester, Manchester, M21 9HS

Agent (if any): Mrs Sonia Pabla-Thomas, Space:Architecture+Planning, The Old Town Hall, Lapwing Lane, West Didsbury, Manchester, M20 2NR

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2022

Standard consultations:

Printed: 13 May 2022 Expired: 3 June 2022

Neighbour notifications

Printed: 13 May 2022 Expired: 3 June 2022

Site notice

Posted: 20 May 2022 Expired: 10 June 2022

Press advert

Published: 24 May 2022 Expired: 14 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey terraced property on the west side of Chorlton Green. The property is the centre of a terrace of three. At the front the ground floor steps forward of the upper floor and there is a shed dormer on the roof slope. At the rear is a two storey outrigger, the roof of which is a continuation of the roof on the main body of the building. There is also a single storey extension at the side of the outrigger. The property has a front garden that has been converted into a hard standing and a yard to the rear.



Listed building: Not applicable

Conservation area: Chorlton Green Conservation Area 1970

Tree Preservation Order: No

Description of area

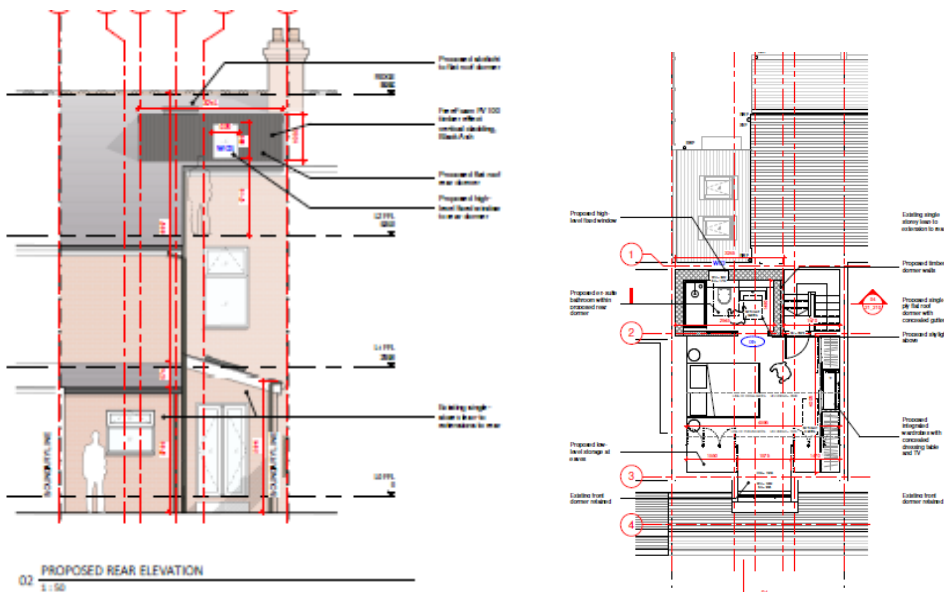
This is a predominantly residential area forming part of the Chorlton Green Conservation area, the boundary to which runs along the rear of the site. The adjoining property to the north has a dormer on the rear roof slope.



To the south the property has a large single storey rear extension and a front dormer. To the rear separated by a gated alley is the side gable of a terrace of houses on Albemarle Road. To the front of the property is Chorlton Green itself.

Description of development

Consent is sought to install a dormer on the rear roof slope of the property. The proposed dormer would have a flat roof and sit high on the rear roof slope of the main body of the building. The proposed dormer would be approximately two thirds the width of the property and be offset to one side. The roof would be below ridge level and above the eaves level. There would be a single window in the rear elevation and roof light. A roof light would also be added to the front elevation. The dormer would be clad in black ash vertical timber effect cladding.



The proposed dormer would create space for an en suite to the existing bedroom in the roof void.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policies are DM1 and DC18

Policy DC1 establishes the principle of extending a property to meet the changing needs of the occupiers whilst protecting the reasonable character and amenity of the area. There are no specific clauses relating to dormers.

Policy DC18 seeks to ensure that developments preserve or enhance the City's conservation areas

Issues

Principle

The installation of the dormer accords with the principle established in policy DC1 of extending a property to meet the changing needs of the occupiers.

Scale

The proposed dormer is comparable in size to others on this short terrace. It sits within the roof and leaves a significant amount of the rear roof slope unaffected. On balance it is considered that the scale of the proposed dormer is acceptable.

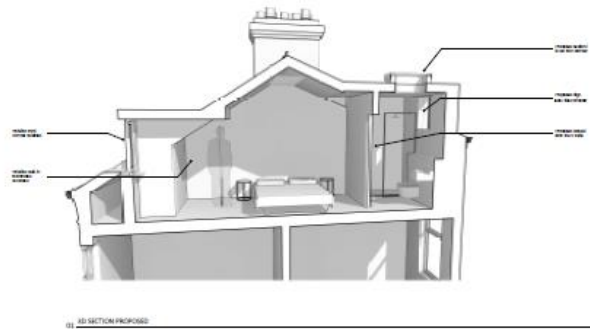
Design

The design of the dormer reflects others on this small terrace. The use of a black timber effect cladding will tone the dormer down and make it less intrusive. The proposed window lines up with those on the lower floors and the dormer sits within the roof in the style of a traditional dormer. It is considered that the design of the proposed dormer is acceptable.

Residential Amenity

It is considered that the scale and position of the dormer is such that it would not have an overbearing impact on either of the adjoining properties.

The proposed roof lights will not impact upon privacy. The window in the rear face would be at high level and as such any overlooking would not be significant. It also serves a bathroom and faces the blank gable of 1 Albemarle Road.



It is considered that as a result of the proposed development there would be no significant impact on residential amenity.

Impact on the character of the Conservation Area.

Chorlton Green Conservation Area contains a wide range of house types and ages. A recurring theme on many of these properties is the use of dormers. Of this terrace of three properties two have dormers on the front elevation and one has a rear dormer. The proposed dormer retains the design features of the existing dormers on the terrace. On balance it is considered that the proposed dormer would have a neutral impact on the conservation area.

Conclusion.

The proposed development is considered to accord with Council policy and is acceptable in all respects.

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 based on seeking solutions to issues arising from the consideration of this 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 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:

0263_00_200 received 3 May 2022

0263_20_200 received 3 May 2022

0263_21_210 received 3 May 2022

0263_21_260 received 3 May 2022

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 development hereby approved shall be constructed using the materials specified on the application forms and approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

1 Albemarle Road, Manchester, M21 9HX

6 Chorlton Green, Manchester, M21 9HS

2 Chorlton Green, Manchester, M21 9HS

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 - Chorlton Green Conservation Area 1970

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH