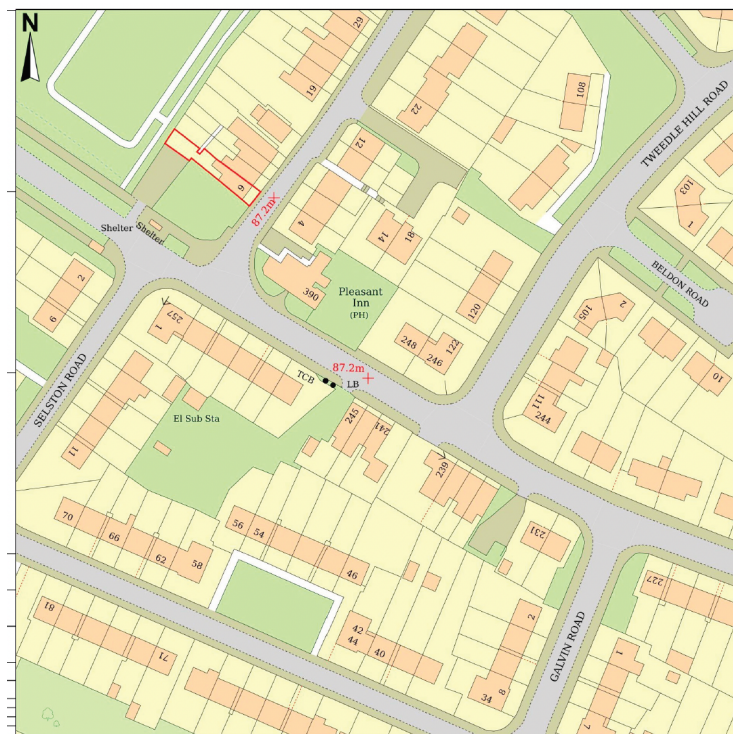




Householder Application Submission 9 Crab Lane, Manchester, M98NB



Planning and Heritage Statement

Introduction

This Planning and Heritage Statement has been prepared in support of a Householder Planning Application for roof alterations at 9 Crab Lane, Manchester.

The proposal comprises the construction of a rear dormer window measuring approximately 4.12 metres in depth, together with the installation of two conservation-style rooflights (Velux) within the front roof slope.

The property lies within a designated Conservation Area. Whilst elements of the proposal would ordinarily fall within permitted development tolerances under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the site's location within Article 2(3) land removes permitted development rights for roof enlargements. As such, full planning permission is required.

This statement assesses the proposal against the statutory development plan, relevant local and national planning policy, and the statutory duties relating to heritage assets.

Site Context

The application property is a traditional two-storey residential dwelling forming part of an established terrace within a designated Conservation Area in Manchester. The surrounding built form is characterised by consistent roof pitches, traditional slate coverings, masonry façades and a generally cohesive roofscape when viewed from the public realm.

Rear elevations within the terrace display a greater degree of variation, with historic incremental alterations, modest rear extensions and roof alterations evident across the wider street block. The front elevation contributes more directly to the public character of the Conservation Area due to its visibility from Crab Lane and associated public vantage points.

The Conservation Area designation reflects the collective architectural and historic interest of the area rather than the individual listing status of the dwelling. The property is not statutorily listed, but it contributes positively to the character and appearance of the designated heritage asset.

Proposed Development

The proposal seeks to facilitate the conversion of the existing loft space to provide additional habitable accommodation.

The works comprise the construction of a rear dormer extension extending approximately 4.12 metres in depth. The dormer would be approximately 1.97 metres in height and would be inset from the eaves. It would be finished in materials to match or complement the existing roof covering and would incorporate vertical fenestration serving the new accommodation.

In addition, two conservation-style Velux rooflights are proposed within the front roof slope. These would be flush-fitting, conservation-profile units, projecting no more than 150mm from the roof plane and aligned proportionately within the roof slope to respect the host dwelling and wider terrace rhythm.

The proposal does not involve an increase in ridge height, alteration to the principal roof pitch, or extension beyond the existing rear roof plane envelope beyond the dormer projection.

Planning Policy

Statutory Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan comprises the Planning and Compulsory Purchase Act 2004 framework, the Town and Country Planning Act 1990 (as amended), and the adopted Local Plan for Manchester.

Key policies within the adopted Manchester Core Strategy include:

- Policy SP1 (Spatial Principles), which supports sustainable neighbourhoods and high-quality residential environments.
- Policy EN1 (Design Principles and Strategic Character Areas), which promotes high standards of design that respond to context and reinforce local distinctiveness.
- Policy EN3 (Heritage), which seeks to preserve or enhance the character and appearance of Conservation Areas and requires development to have regard to heritage significance.

Saved policies of the Unitary Development Plan and any relevant Conservation Area Appraisal are also material considerations where applicable.

National Policy

The National Planning Policy Framework (NPPF) is a significant material consideration.

Section 12 of the NPPF (Achieving well-designed places) requires development to be visually attractive, sympathetic to local character and history, and to establish or maintain a strong sense of place.

Section 16 (Conserving and enhancing the historic environment) sets out the Government's approach to heritage assets. Paragraph 207 requires great weight to be given to the conservation of designated heritage assets. Paragraph 212 advises that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.

In addition, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the decision-maker to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Planning Statement

Principle of Development

The principle of extending and altering dwellinghouses to meet modern living standards is well established in national and local policy, subject to design, amenity and heritage considerations.

The proposal does not alter the use of the building and remains wholly residential. It represents a modest domestic alteration designed to optimise the existing building envelope. Such forms of development are common within urban residential areas and are generally supported where they are proportionate and sympathetic.

Although the works would ordinarily fall within permitted development tolerances, the Conservation Area designation removes automatic rights for roof enlargements. The need for express permission does not, however, indicate policy objection in principle. Rather, it ensures that the Local Planning Authority can assess design and heritage impacts.

The proposal therefore accords with the overarching spatial and housing objectives of the development plan, subject to detailed considerations addressed below.

Other Considerations

In design terms, the rear dormer has been proportioned to remain subordinate to the host roof. It is set below the ridge does not extend to the full width of the roof slope. This ensures that the original roof form remains legible and visually dominant.

Rear roof slopes within the wider terrace exhibit a degree of alteration and variation. The proposed dormer would be located on the rear elevation, where public visibility is limited and where incremental domestic alterations are characteristic. The dormer would not interrupt the principal front-facing roofscape that contributes most strongly to the Conservation Area's public character.

The two proposed front rooflights are modest in scale and of conservation design. They are flush-fitting and proportionately aligned within the roof slope. Such rooflights are commonly accepted within Conservation Areas where they preserve the overall roof form and do not introduce bulk. The absence of projection beyond 150mm ensures minimal visual intrusion.

In amenity terms, the dormer windows would face the rear, consistent with existing fenestration patterns. Separation distances within the terrace are typical of urban environments and the proposal would not give rise to material overlooking beyond that which already exists. There is no increase in building footprint at ground level, and therefore no loss of light or overbearing impact arising from massing.

The proposal thus satisfies Policy EN1 of the Manchester Core Strategy in terms of scale, design quality and amenity protection.

Heritage Statement

Statement of Significance

The application property at 9 Crab Lane lies within the Crab Lane Conservation Area, a designated heritage asset identified by Manchester City Council for its historic character and architectural interest. The Conservation Area was designated in 1983 in recognition of the historic settlement pattern and the survival of elements of a former village environment within the northern suburbs of Manchester.

Crab Lane represents an important landmark in the historical development of the city. Prior to the expansion of Manchester during the Industrial Revolution, the area functioned as an independent rural settlement within the wider landscape of what is now Higher Blackley. Unlike many surrounding areas that experienced extensive industrialisation and redevelopment, the Crab Lane area was largely bypassed by these processes. As a result, aspects of its historic village character and street pattern have survived, contributing significantly to the heritage value of the Conservation Area.

The historic core of the area developed along Crab Lane itself, which functions as the traditional high street of the former settlement. The road remains narrow and winding, following an organic route that traverses a small hill within Higher Blackley approximately four miles north of Manchester city centre. The name “Blackley” is historically derived from the term “Bleak Field” or “Bleak Lea”, reflecting the rural origins of the landscape prior to suburban development.

A number of smaller side streets and footpaths branch from Crab Lane and together form the historic structure of the village. These routes reinforce the informal settlement pattern that distinguishes the Conservation Area from later planned suburban developments. The irregular layout and varied building forms contribute strongly to the distinctive sense of place and historical continuity that the designation seeks to preserve.

Although many of the earliest cottages that once lined Crab Lane no longer survive, the area retains a significant range of historic domestic buildings dating from the late eighteenth century through to the twentieth century. These buildings collectively demonstrate the gradual evolution of the settlement over time. The varied architectural character, including traditional brick construction and pitched slate roofs, reflects the incremental development of housing within a rural village setting.

Within the wider Conservation Area there are also several buildings of recognised historic importance, including St Andrew’s Church, Higher Blackley, constructed in 1865, which forms a key landmark within the area, and New Connexion Zion Church, built in 1867 at the southern end of Crab Lane. These ecclesiastical buildings illustrate the development of the community during the nineteenth century and contribute significantly to the historical and architectural character of the area.

The application property itself is not a statutorily listed building but forms part of the residential townscape that contributes to the character and appearance of the Conservation Area. Its significance lies primarily in its group value and its contribution to the established roofscape and built form of the street. The building reflects the modest scale and domestic architectural style typical of housing that developed along Crab Lane during the later phases of the settlement's evolution.

The front elevation and roof slope contribute to the collective rhythm of buildings along the street, which is an important component of the Conservation Area's visual character. Rear elevations within the area are generally of lower heritage sensitivity due to their limited visibility from the public realm and the presence of historic incremental alterations over time.

Impact of Proposed Development

The proposal seeks permission for the construction of a rear dormer extension and the installation of two conservation-style rooflights on the front roof slope to facilitate the conversion of the loft space into additional residential accommodation. The proposed works represent modest alterations to the roof structure of the building and do not involve changes to the principal external walls or the building's overall height or footprint.

In accordance with Section 16 of the National Planning Policy Framework, this statement assesses whether the development would affect the significance of the designated heritage asset and the contribution made by the application property to that significance.

The rear dormer will extend approximately 4.12 metres in width and will be positioned approximately 1.97 metres below the existing ridge line. It will be located centrally on the rear roof slope and inset from the eaves in order to maintain the legibility of the original roof form. The dormer will be finished in materials that complement the existing roof covering, ensuring that the addition remains visually recessive when viewed from surrounding properties.

The dormer will be positioned on the rear elevation of the building where public visibility is significantly limited. As such, the alteration will not affect the principal roofscape visible from Crab Lane which forms the most significant public element of the conservation area's townscape character.

Two conservation-style rooflights are proposed on the front roof slope. These will be flush-fitting units designed to sit within the roof plane with minimal projection. Their scale and positioning will be proportionate to the roof slope and they will not interrupt the ridge line or alter the pitch of the roof. The use of conservation-profile rooflights is widely accepted within conservation areas as a discreet means of introducing natural light into roof spaces while maintaining the character of the host building.

The proposed works will not involve the demolition of primary historic fabric beyond limited alteration to sections of the existing roof covering where openings are required for the dormer and rooflights. Existing roof tiles or slates will be locally removed to form these

openings and replaced or reused where possible around the new installations. No structural elements of architectural significance will be removed. The original roof structure will remain largely intact with localised alterations only where required to form the dormer opening.

Internally, the works involve the conversion of the roof space to habitable accommodation. These works will involve the insertion of floor structures, insulation and internal finishes. Such alterations will be contained within the roof void and will not affect the external appearance of the building aside from the dormer and rooflights described above. Existing internal finishes within the loft space are limited and do not represent historic fabric of particular significance.

Written Specification of Works

The proposed works comprise the following elements as illustrated on the submitted drawings:

- The formation of a rear dormer structure within the rear roof slope measuring approximately 4.12 metres in width and positioned approximately 1.97 metres below the ridge line. The dormer will contain vertical window openings serving the new loft accommodation.
- The installation of two conservation-style rooflights within the front roof slope. These will be flush-fitting units installed between existing rafters within the roof structure.
- Associated internal works to facilitate the conversion of the loft space including structural floor installation, insulation, internal partitions and finishing works.

All works will be carried out in accordance with the submitted existing and proposed plans accompanying the planning application.

Method Statement for Proposed Works

Works will begin with the careful removal of localised sections of existing roof covering where the dormer structure and rooflights are to be installed. Any reusable slates or tiles will be retained and reinstated where possible.

The dormer structure will be formed using a lightweight timber-framed construction tied into the existing roof structure. The new structure will be insulated and clad in materials selected to complement the existing roof covering. Flashings and weatherproofing measures will be installed to ensure integration with the existing roof plane.

The two rooflights will be installed by forming openings between existing rafters with minimal alteration to the existing roof structure. Proprietary flashing systems will be used to ensure a watertight installation while maintaining a flush profile within the roof plane.

Internal works will then be undertaken to construct the loft floor, internal partitions and finishes required for the new accommodation. These works will take place within the existing roof void and will not impact the external character of the building.

Demolition and Alteration of Historic Fabric

The proposal involves only limited and localised removal of roof materials where necessary to install the dormer and rooflights. This work is confined to sections of roof covering and does not involve the demolition of historically significant structural elements or masonry.

No external walls, chimney stacks, or historically significant architectural features are proposed to be demolished or altered. The proposal therefore preserves the overwhelming majority of the existing building fabric and retains the overall architectural integrity of the property.

Details of Finishes and Architectural Features

External finishes associated with the dormer will be selected to complement the existing roof materials in colour and texture, ensuring the extension appears visually integrated with the host building.

The rooflights will be conservation-style units with a dark external frame finish designed to sit flush with the roof covering and minimise visual prominence.

Internally, standard residential finishes will be applied. These works do not involve alterations to historic decorative features such as cornices, skirting boards or mouldings as these elements are not present within the roof space proposed for conversion.

Remedial and Restoration Works

During construction, any existing roof materials that are temporarily removed will be carefully stored and reinstated where feasible. Any damaged materials will be replaced with matching or compatible alternatives to ensure continuity of appearance.

Where new structural openings are formed, surrounding roof coverings and flashings will be reinstated to ensure the integrity of the roof and maintain the existing appearance of the building.

Heritage Policy Conclusion

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed works represent modest and carefully considered alterations which preserve the principal architectural form of the dwelling and maintain the character of the Crab Lane Conservation Area. The rear dormer is positioned where it will have minimal impact on the public roofscape, while the conservation rooflights are discreet and proportionate additions.

In heritage terms the proposal would result in no harm to the significance of the conservation area as defined within Section 16 of the National Planning Policy Framework.

Accordingly, the proposal preserves the character and appearance of the conservation area and is consistent with both national and local heritage policy.

Conclusion

The proposed rear dormer and two conservation rooflights represent a proportionate and sensitively designed alteration to an existing dwelling within a Conservation Area.

The development accords with the adopted policies of the Manchester Core Strategy, particularly Policies EN1 and EN3, and is consistent with Sections 12 and 16 of the National Planning Policy Framework. The statutory duty to preserve or enhance the character or appearance of the Conservation Area has been properly addressed.

The rear dormer is subordinate, limited in public visibility and respectful of the host roof form. The front rooflights are modest, flush-fitting and proportionate. Any heritage impact would be limited and would not rise beyond less than substantial harm, which is outweighed by the benefits of securing continued viable residential use and improved accommodation.

NPPF Paragraph 11c sets out that:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay.

As a result, the proposed development should be approved without delay.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

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