

Application Number	Date of Appln	Committee Date	Ward
116871/FO/2017	24 th Jul 2018	20 th Sept 2018	Chorlton Ward

Proposal Retention of dormer to rear to provide additional living accommodation

Location 118 Egerton Road North, Manchester, M16 0DA

Applicant Mr K Mohammad, Top Tiles, Unit 6 Far Cromwell Road, Bredbury, Stockport

Agent Mr Phil Holmes, PHA Architects Ltd, 1 Cranleigh Avenue, Stockport, SK4 3PZ

Description

This is an application for the retention of a dormer to the rear of 118 Egerton Road North, which lies within a predominantly residential area of Chorlton. The application site sits due north of Manley Park Church.

The host property is split into 5 residential flats, all flats are accessed from Egerton Road North. The building constitutes a large two storey white rendered semi-detached property. The dormer that has been constructed is clad in white UPVC.



Consultations

Comments have been received from 4 individuals at 3 separate addresses and can be summarised as follows:

- The dormer provides overlooking and has resulted in a loss of privacy to bedroom and kitchen windows and to rear gardens
- The dormer creates enclosure and overshadowing and is overbearing and dominant
- The dormer window does not fit in with other house roofs and the nearby Methodist chapel, dormers are unsightly and this dormer is a monstrosity that looks like a mini scrunched up skyscraper
- Works occurred without relevant consent
- This development may set a precedent
- The approval of the development will allow intensification of the occupation of a multi-occupancy building increasing the amount of waste and bins
- This would not be allowed in Whalley Range Conservation Area

Policy

Manchester Core Strategy - The adopted Core Strategy contains a number of planning policies relevant to the consideration of the application proposals. These are set out below:

Policy DM1 – 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. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

- a. For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:
 - a. Year 2010 – Code Level 3;
 - b. Year 2013 - Code Level 4;
 - c. Year 2016 - Code Level 6; and

- b. For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The applicant has given consideration to the design and scale of the dormer. Consideration of these matters and others is set out within the issues section of this report.

Policy SP1, *Spatial Principles* – This states that the key spatial principles which will guide the strategic development of Manchester to 2027 are:

- The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.
- Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.
- The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.
- The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.
- New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development Principles, Development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-

- 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 or income.
- Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would be sustainable. Consideration has been given to minimising the impacts of the development on local residents. Consideration of these matters and others is set out within the issues section of this report.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in July 2018 and is a material consideration in the determination of all planning applications. There are three overarching objectives to sustainable development: economic, social and environmental:

- an economic objective, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type 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;
- a social objective, supporting 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective, contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals would create an extension to existing residential accommodation in a sustainable location and as set out in this report is indicated as being in accordance with the up to date Core Strategy Development Plan Document and therefore accord with the main principles and expectations of the revised National Planning Policy Framework.

Other Material Considerations

Residential Quality Guide - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the extended flat.

Issues

Principle – The principle of the provision of a dormer extension to provide additional living accommodation to an existing residential property in a residential area is acceptable.

The development has not led to an increase in the number of residential units on site. The increase in the floorspace provided by the dormer would improve living standards with regards to the standards set out in the residential design guide and in effect improves the accommodation within an existing lawful use.

Scale - If the property were occupied as a single dwelling, the property would benefit from permitted development rights under the General Permitted Development Order 2015 that would allow the provision of the dormer that has been constructed without the need for an application for planning permission.

In this instance the dormer has been installed on a flat, which does not benefit from permitted development rights.

The scale of the dormer is not considered to be excessive in relation to the host property. It sits well in the roof, being lower than the ridge height and set back from the eaves and the gable of the property.

Dormers are common features in a residential setting. There are very few examples in the immediate vicinity of the application site, however, as similar interventions could be introduced to single dwellings in the vicinity without the need for planning consent, the area not being a Conservation Area, it would be unreasonable to withhold consent on the basis that the character of the area could be affected or that this development could set a precedent.

Reference has been made in objections as to the impact of the dormer upon the character of the nearby Methodist chapel. As the scale of the dormer is read in conjunction with the roof of the existing residential property, it is not considered that the dormer has any negative impact upon the character of the chapel, which in itself is not a designated heritage asset.

Design – Were this dormer to be installed on a single dwelling, the expectation would be that the dormer would need to be constructed utilising materials to match the existing dwelling house. In this instance the dormer has been constructed to a flat, so does not benefit from permitted development rights.

As the building is finished in white render, it would be expected that any dormer would be finished in white render to match the existing building, however, the applicant in this instance has selected white UPVC.

White UPVC is inexpensive and not as high quality a material as white render. However, a view has to be taken as to whether or not the structure is so incongruous both with regards to its relationship to the host building and the character of the area so as to cause harm to both the appearance of the host dwelling or to the character of the area.

Having regards to the host dwelling and the character of the area in which it is situated, it is not considered that the material selection is so harmful as to warrant a sustainable reason for refusal of planning consent.

Residential Amenity – Four letters of objection have been received from three neighbouring properties primarily focussing on the impact of the dormer installed upon residential amenity, having particular regard to overlooking, loss of privacy, enclosure and overshadowing/overbearing impact.

There is a separation distance of c.15.5m (two storey wall to two storey outrigger wall – back to back) as existing to property to the east on Cromwell Avenue. This separation distance is not encroached upon by the structure that has been installed. The dormer does not provide any further overlooking than from existing rear first floor windows at the building at 118 Egerton Road North. A neighbouring property has a single storey outrigger that does not have any windows that look towards No. 118 Egerton Road North.

As the dormer is set back from the eaves of the host property and separated by c. 15.5m from residential property, lying to the west, it is not considered that the structure would have any overbearing impact or result in the loss of any light availability.

Conclusion – The dormer that has been constructed is considered to be of an appropriate scale. The design of the dormer is typical in form of a dormer in a residential setting. The materials selected could have been of a better quality, however the material selection has not resulted in undue material harm to the host dwelling or to the character of the area or the visual amenities of surrounding property. The introduction of the dormer has not provided any further overlooking than from pre-existing windows to the rear elevation of the application property. The

structure sits within the roofscape to the west of neighbouring property and would not be unduly overbearing or result in a loss of light to neighbouring property.

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 the right to a fair hearing and to this end the Committee 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 polices of the Unitary Development Plan, the Head 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 approval of the application is proportionate to the wider benefits of approval 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 problems arising in relation to dealing with the application, particularly in relation to the impact on residential amenity, and the application has been determined in accordance with the policies within the Development Plan.

Conditions to be attached to the decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed Plan F05/KY/05
Location Plan F05/KY/04
Lead Details F05/KY/03
Proposed Section F05/KY/02
Existing Plans F05/KY/01
Received 04/07/2018

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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 116871/FO/2017 held by planning or are City Council

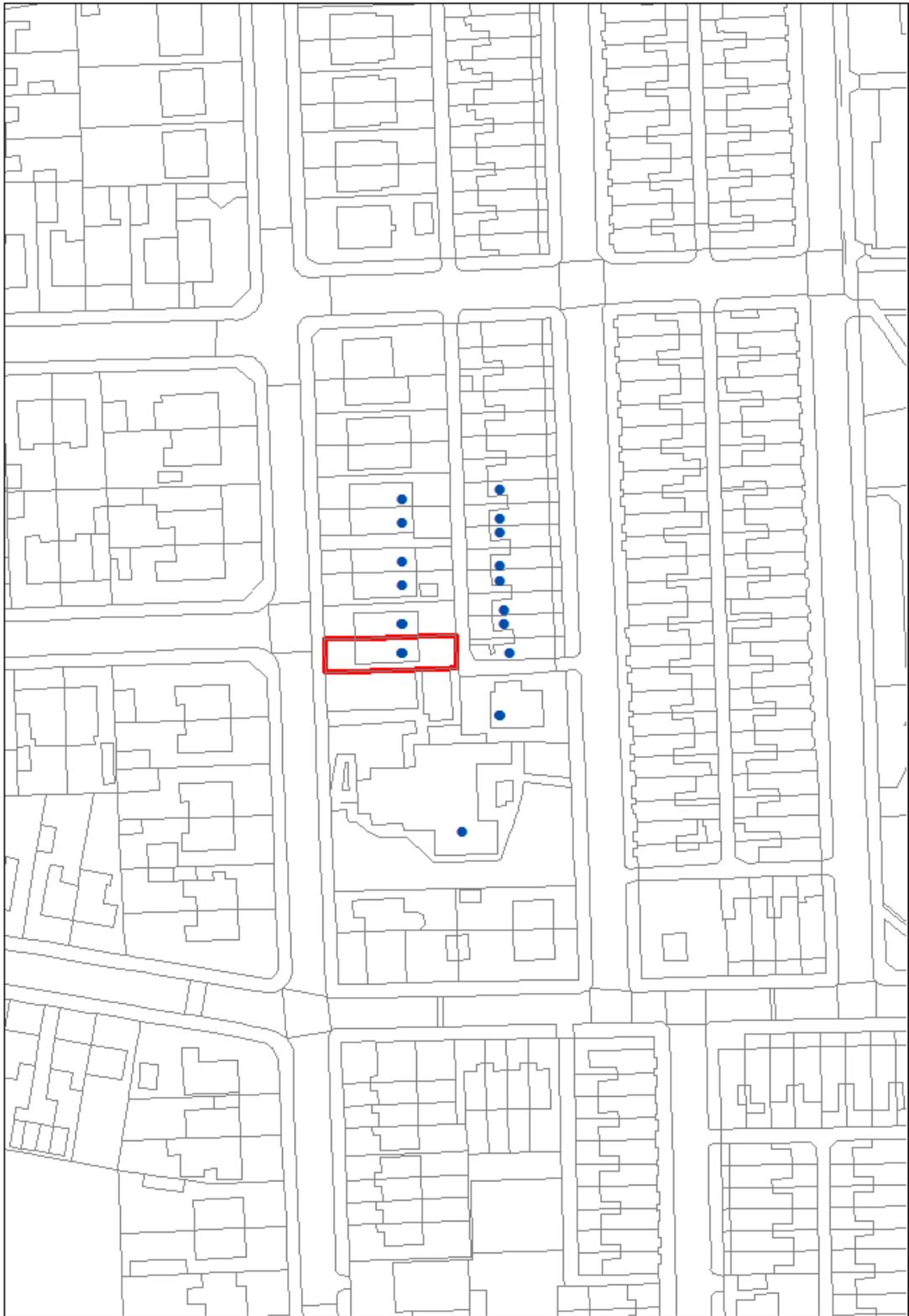
planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Jennifer Connor
Telephone number :	0161 234 4545
Email :	j.connor3@manchester.gov.uk



 Application site boundary  Neighbour notification
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