

## List No. 5

<b>Charlestown Ward</b>	<b>Application Number</b> 082728/FH/2007/N1	<b>Date of Appln</b> 20th Apr 2007	<b>Committee Date</b> 28th Jun 2007
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**Proposal** Single storey rear extension and dormer window to side elevation

**Location** 10 Kingston Grove, Blackley, Manchester, M9 6HD,

**Applicant** Mr M Siddique 10 Kingston Grove, Blackley, Manchester, M9 6HD,

**Agent** PDC Architects Barclay House, 35 Whitworth Street West,  
Manchester, M1 5NG

### Description

The Site - This application relates to a two storey semi-detached dwelling house located on Kingston Grove (which is a small cul-de-sac) in the Higher Blackley area of North Manchester. The area where the application site is located is residential in nature and is adjacent to the M60 motorway that lies directly to the north.

The Proposal - Planning permission is sought for a single storey rear extension (with sloping roof) and a new dormer extension at roof level on the side of the house. The rear extension would project 3m from the back of the existing house and would be 3.5m high at its tallest point. The extension would be built with brick and roof tiles to match the existing house. As part of the works, an existing store room at the rear of the house would be demolished. The dormer extension would be subservient to the roof of the existing house and would be set in from the side elevation. Two rooflights are also proposed in the roof - one at the front and one at the rear.

### Consultations

Ward members - Councillor Mark Hackett has verbally objected to the proposal. His detailed comments will be reported at Committee.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. A number of objections have been received where the main issues of concern are:

- The owner has stated that he intends to move 17 members of his family into the house which would lead to overcrowding
- Loss of privacy from the dormer extension
- Increased vehicular movements and parking problems, not only from the new occupiers of the house but because the owner of the house owns a taxi business
- Increased noise in the street from increased comings and goings
- The appearance of the property would be changed by the dormer window

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### Issues

The Unitary Development Plan for Manchester - There are no site specific references to the application site within the UDP, however due to the above, the proposal is considered to be acceptable as it would be consistent with UDP policies H2.2 'Housing', and DC1.1, DC1.2 and DC1.3 'Residential Extensions'.

Visual amenity - The dormer extension proposed is considered to be acceptable in visual amenity terms as it would be subservient to the roof of the main house as it would be lower than the main roof and set in from the side elevation. The rear extension would not be visible from Kingston Grove so would therefore not have any effect on the streetscene. It should be noted that the extensions would be built in the same brick/slates as the existing house. For these reasons, the extensions in their totality are considered to be acceptable in terms of visual amenity.

Residential amenity - Due to the orientation of the property and the fact that the proposed dormer extension is small and would be to the side of the property, it is considered that the dormer extension would not have any adverse impact in terms of loss of light and overshadowing on the neighbouring house at No. 8, over and above the existing situation. The dormer window would cause some overlooking into the rear garden of No. 8 so for this reason the windows in the dormer have been conditioned so that they are obscurely glazed. It should be noted however that the dormer window is above the stair access to the loft accommodation. The rear extension is only single storey so this would not have any impact in terms of overlooking, overshadowing or loss of daylight/sunlight in relation to the neighbouring properties. For these reasons, the extensions in their totality are considered to be acceptable.

Neighbour objections - Some of the issues raised have been covered above, however in relation to the concerns about overcrowding, increased comings and goings at the property and increased vehicular movements and parking problems, the agent has confirmed that the house will be used only as a single family dwellinghouse. Planning permission would be required for the use of the premises as a hostel, as a house in multiple occupation or indeed as the base for a taxi firm. If the house is ultimately used as anything other than a single family dwellinghouse, appropriate action would be taken through enforcement proceedings.

**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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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

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development proposal. He believes that any restriction on these rights posed by 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**

Approve in the light of policy DP3 of the Regional Spatial Strategy and policies DC1.1, DC1.2, DC1.3 and H2.2 of the Unitary Development Plan on the basis that the extensions would not have an adverse impact in the residential area.

### Conditions and/or Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

- Drawings 675.03 and 675.04, both stamped as received by the Local Planning Authority on 4 April 2007
- Drawing 675.05 A, stamped as received by the Local Planning Authority on 12 June 2007
- The PDC Architects fax dated 14 June 2007 regarding the occupiers of the dwellinghouse

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DC1.1, DC1.2, DC1.3 and H2.2 of the Manchester Unitary Development Plan, and to ensure that the application property is used only as a single family dwellinghouse.

3) The windows in the dormer extension shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The materials to be used on the external surfaces of the rear and dormer extensions hereby permitted shall match those of the existing building 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 Policies DC1.1, DC1.2, DC1.4 and H2.2 of the Unitary Development Plan for the City of Manchester.

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### 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: 082728/FH/2007/N1 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 all held by the Planning Division.

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

2 Kingston Grove, Manchester, M9 6HD  
4 Kingston Grove, Manchester, M9 6HD  
6 Kingston Grove, Manchester, M9 6HD  
7 Kingston Grove, Manchester, M9 6HD  
8 Kingston Grove, Manchester, M9 6HD  
9 Kingston Grove, Manchester, M9 6HD

**Representations were received from the following third parties:**

The occupier of 4 Daneswood Avenue, Blackley, Manchester,  
The occupiers of 1-9 Kingston Grove, Blackley, Manchester

<b>Relevant Contact Officer:</b>	: Carolyn Parry
<b>Telephone No.</b>	: (0161) 234 4524
<b>Email</b>	: c.parry@manchester.gov.uk