

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132000/JO/2021

Date registered valid: 21 October 2021

Proposal: Variation of Condition 3 (Materials) attached to planning permission 130521/FH/2021

Address: 142 Alexandra Road South, Manchester, M16 8NU

Ward(s): Whalley Range Ward

Applicant: Mr Mansur Hanif, 142 Alexandra Road South, Manchester, M16 8NU

Agent (if any): Mr V Alyas Architek, 916 Stockport Road, Manchester, M19 3AB

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 March 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 17 February 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 3 November 2021 Expired: 24 November 2021

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a hipped roof. The property features bay windows below a small gable to the front and an original single storey outrigger to the rear. The plot includes a driveway and front and rear gardens.

Description of area

Alexandra Road South is predominantly residential in nature, running north towards Hulme from Mauldeth Road West in Whalley Range. The area benefits from its proximity to major bus routes and to greenspace.

Description of development

Permission was granted for a part single part two storey side and rear extension along with a hip to gable roof alteration to provide additional living accommodation in 2021 under ref 130521/FH/2021. The applicant is now seeking to make changes to the approval materials. The build is well underway and when having it inspected by an MCC Building Control officer at the end of 2021, a weakness was identified within the existing frontage. The advice was to rebuild the front elevation and as the brickwork used for the extension wasn't a direct match, the applicant is applying to vary the materials condition to allow for the existing frontage to be replaced with brickwork to match the extension.

Consultations & Notification Responses

Local residents as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but some policies are still considered of relevance.

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

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



01-P-Elevation

1 : 100



01-P-Elevation-Finish

1 : 50



Issues

Principle – The principle of building a part single part two storey side and rear extension with hip to gable roof alteration, to provide additional living space for a family dwellinghouse, is

acceptable, as policy DC1.1 mentions enabling people to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale, massing and design, as well as its impact upon both visual and residential amenity.

Siting, scale and massing – The ground floor aspect would wrap around the house, starting from the principle elevation and finishing along the boundary with the adjoining semi, with a sideward projection of 1.86m and a rearward depth of 4.5m. It would have a maximum height of 3.9m at the side and 3.5m at the rear, leaving a gap of 0.7m to the boundary shared with No.144 and 0.3m gap to the boundary shared with No.140. The two storey side element would have a setback from the principle elevation of 1m, a side projection of 1.86m and would be set down from the main ridge by 0.45m. The two storey rear element would have a depth of 3.65m, a width of 5.62m and would be set down from the main ridge by 1m. The first floor aspect (4th bedroom) would be sited 2.17m from the boundary with the adjoining semi, No.140, and 0.7m from the boundary with No.144. Though the ground floor rear projection exceeds the limit stipulated within policy DC1 (of 3.65m), it is by less than a metre and larger can be built under the Larger Homes Extension scheme if no objections are received (as in this case). The rear projection accords with policy DC1 at first floor and the set down ridge, setback from the frontage and gap retained to the side boundary ensures a subordinate appearance and successfully avoids the terracing effect, where the neighbour has already built a significantly set back two storey side extension (074786/FH/2005/S1). It is also believed the development gap can be shared equally should No.144 extend further. The property benefits from a large garden and thus it is considered that the site can accommodate a large extension. It will not exceed the scale of similar nearby extensions visible in this area of Whalley Range, such as No.146 Alexandra Road South (076738/FO/2005/S1), No.30 Holwood Drive (083544/FH/2007/S1) and No.115 Kingsbrook Road (099177/FH/2012/S1), hence the siting, scale and massing of the proposal are considered acceptable.

Design, appearance and visual amenity – The extension would have a traditional appearance, in keeping with the dwellinghouse and surrounding area. The main roof would feature a hip to gable roof alteration, which is acceptable given it could be carried out under Permitted Development and there are other gable roofs along this portion of Alexandra Road South. The side extension would have a gable roof with a pitch to match the main gable and the rear would feature a gable also. The extension, as viewed from the public highway, would tie-in with the main house and would not negatively impact the character of the area as it is set back from the principal elevation by 1m and set down from the main ridge by 1m, thus ensuring a subservient appearance. The front elevation would feature a window at both floors and the side elevation would feature one obscure bathroom window at first floor (conditioned) and two small windows at ground floor. The rear elevation would contain a first floor gable with a bedroom window, above a hipped roof for the ground floor element containing a set of bi-folding doors opening onto the garden. Many properties in this area of Whalley Range already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, as a precedent has long been set here and the extensions would be in-keeping with the style of the house and the scale of similar nearby works.

The original permission included a condition requiring materials to match existing. The extension is currently under construction using 'snowie common heritage smooth' brickwork which unfortunately does not match the existing red brickwork. Due to a weakness in the original frontage, identified during a building inspection, the agent is proposing to replace the existing frontage with this same snowie brick. The drainpipe would be positioned down the join with No.140's red brickwork where the new brickwork would be keyed into existing. The properties either side of No.142 feature different brickwork and on the whole this section of the Alexandra Road South street scene is varied in material and design, hence the proposed changes are not considered to cause undue harm to the character of the semi or wider area.

Residential amenity – With a rearward depth of 3.65m and a sideward projection of 1.86m, the first floor element is considered acceptable as it should not form an overbearing feature as viewed from either neighbouring property or garden, particularly given the 0.7m gap retained to the side boundary and 2.17m gap to the party wall, the latter of which satisfies the 45 degree rule from the adjoining property's rear window. In addition to this, No.144 already features a two storey side and rear extension with only bathroom windows on the side elevation facing No.142. The gaps to shared boundaries minimise the impact the proposal would have on the neighbouring occupiers. These properties have large west-facing gardens therefore both neighbours enjoy lots of evening sun to the rear, hence any loss of light is not deemed significant. The first floor window proposed for the side elevation facing No.144 has been conditioned to be obscure glazed to protect privacy by preventing overlooking and the remaining side elevations are blank. The design is not considered to cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers and in addition to this, the proposal did not receive any objections from local residents.

Parking and refuse storage – Regarding off-street parking provision, the driveway will be reduced in size to make way for the side extension, however adequate space would remain on the driveway for 1 vehicle which is acceptable for a single family dwelling. There would be a 0.7m gap down the side of the extension, down which bins can be transported to the refuse storage area in the rear garden, pursuant to policy DM1.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, did not receive any objections and is not considered to cause undue harm to the visual amenity of the property or streetscene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may take place in accordance with the approved plans and the following conditions.

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 problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission reference 130521/FH/2021, that date being 13th August 2021.

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 revised drawings numbered 'A120 P1', stamped as received by the City Council as Local Planning Authority on the 3rd March 2022.

Reason - To ensure 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 development hereby permitted, shall match those specified on the submitted drawing 'A120 P1' and the application form, including 'Snowie common heritage smooth' brick.

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.

4) Before first occupation the first floor window in the side elevation, facing No.144 Alexandra Road South, 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 policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

144 Alexandra Road South, Manchester, M16 8NU
138 Alexandra Road South, Manchester, M16 8NU
142 Alexandra Road South, Manchester, M16 8NU
140 Alexandra Road South, Manchester, M16 8NU
34 Holwood Drive, Manchester, M16 8WS

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
Area Team Boundary - Name: SOUTH