

Planning

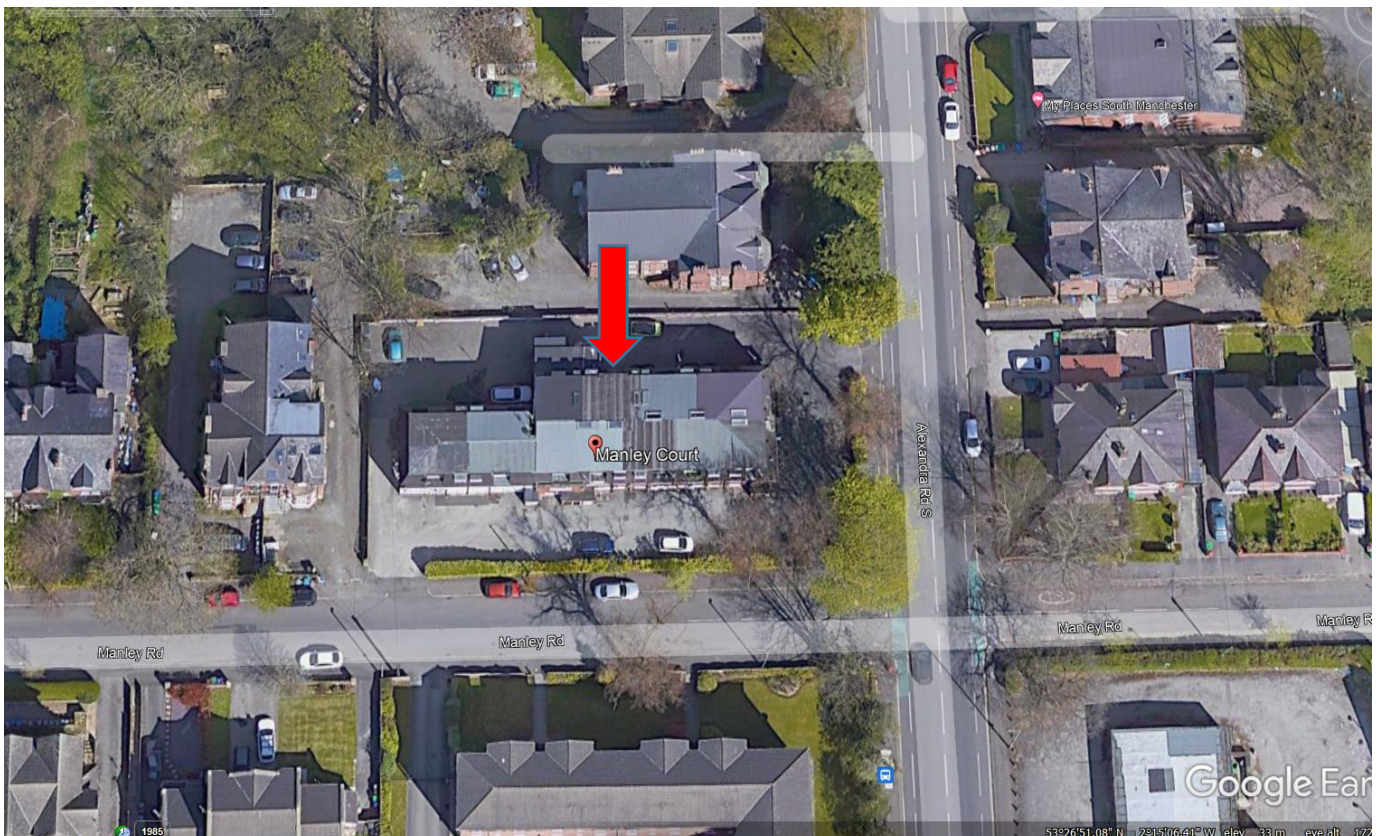
Growth & Development

Delegated officer report for planning application

Application no. 132873/FO/2022
Date registered valid: 9 February 2022
Proposal: Relocation of front door and elevational alterations
Address: 60 Manley Court, Flat 17, Alexandra Road South, Manchester, M16 8RH
Ward(s): Whalley Range Ward

Applicant: S And M Khan 60 Manley Court Flat 17, Alexandra Road South, Manchester, M16 8RH
Agent (if any): Steve Shields Shields Design Ltd 19 Lane Drive, Grotton, OL4 5QZ
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4th April 2022

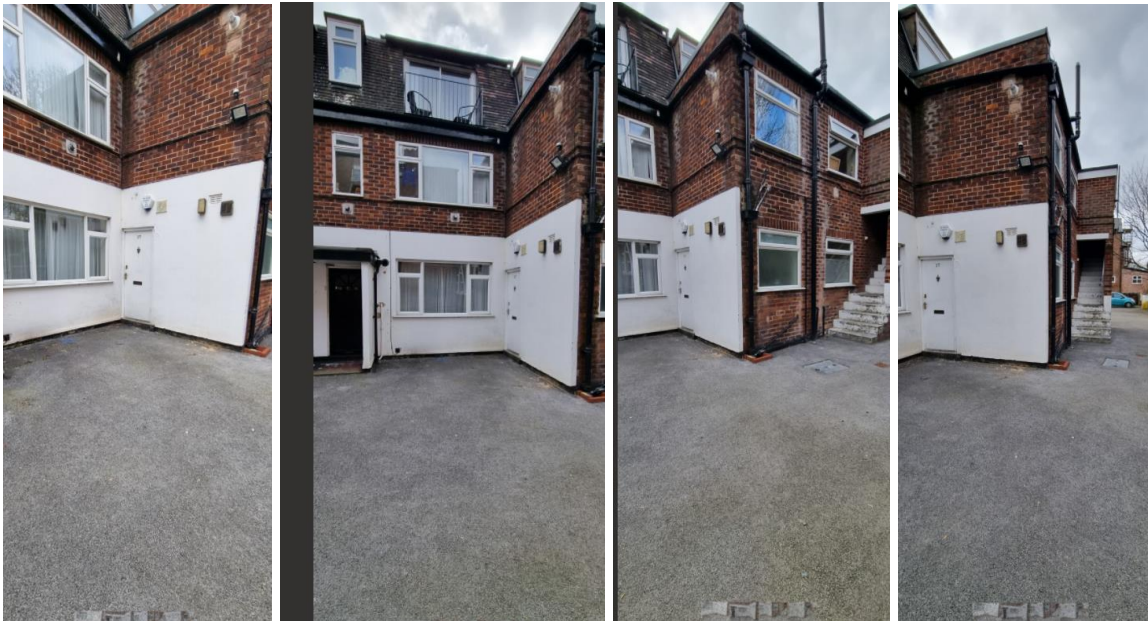


Application details

Type of application:	Full Application
Development type:	Householder
Date of site visit:	7 March 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 14 February 2022 Expired: 7 March 2022
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

The site relates to a three storey block of flats located on the corner of Alexandra Road South and Manley Road in the Whalley Range area of Manchester. The property, subject of this planning application, is located on the north side of the building facing no. 58 Alexandra Road South.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the relocation of front door and elevational alterations

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the relocation of front door and elevational alterations

The applicant is proposing to relocate the existing entrance to the ground floor flat. This would allow reconfiguration of the internal space to the property. The current location of the entrance lies on the north west elevation. The applicant proposes to remove the door and replace with a small window to serve a bathroom. The location of the new entrance would be situated on the north elevation adjoining an existing window which is to be reduced in size as part of the elevational alterations.

It is considered that the changes are minimal and given the presence of an existing door and window, the relocation of the entrance is therefore considered acceptable in this case.

The changes would not provide any increase in the footprint of the property and therefore it is considered that the proposal would not provide a domineering and harmful outlook on the occupiers of the adjoining properties and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a change. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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. No significant problems have arisen during 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:

Received 9th February 2022 numbered A.02.2 Proposed Plans and Elevations

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 materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

Flat 2, 56 - 58 Alexandra Road South, Manchester, M16 8QF
Flat 4, 56 - 58 Alexandra Road South, Manchester, M16 8QF
Flat 6, 56 - 58 Alexandra Road South, Manchester, M16 8QF
Flat 7, 56 - 58 Alexandra Road South, Manchester, M16 8JA
Flat 9, 56 - 58 Alexandra Road South, Manchester, M16 8JA
Flat 10, 56 - 58 Alexandra Road South, Manchester, M16 8JA

Flat 3, 56 - 58 Alexandra Road South, Manchester, M16 8QF
Flat 5, 56 - 58 Alexandra Road South, Manchester, M16 8QF
Flat 1, 56 - 58 Alexandra Road South, Manchester, M16 8JA
Flat 8, 56 - 58 Alexandra Road South, Manchester, M16 8JA
21A Manley Road, Manchester, M16 8RX
Flat 6, 21A Manley Road, Manchester, M16 8RX
Flat 3, 21A Manley Road, Manchester, M16 8RX
15 Alexandra Road South, Manchester, M16 8GE
Flat 19, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 15, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 12, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 10, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 8, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 7, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 5, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 2, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
21 Manley Road, Manchester, M16 8RW
Flat 8, 21A Manley Road, Manchester, M16 8RX
Flat 7, 21A Manley Road, Manchester, M16 8RX
Flat 5, 21A Manley Road, Manchester, M16 8RX
Flat 4, 21A Manley Road, Manchester, M16 8RX
Flat 2, 21A Manley Road, Manchester, M16 8RX
Flat 1, 21A Manley Road, Manchester, M16 8RX
Flat 9, 21 Manley Road, Manchester, M16 8RW
Flat 17, 21 Manley Road, Manchester, M16 8RW
Flat 16, 21 Manley Road, Manchester, M16 8RW
Flat 15, 21 Manley Road, Manchester, M16 8RW
Flat 14, 21 Manley Road, Manchester, M16 8RW
Flat 12, 21 Manley Road, Manchester, M16 8RW
Flat 11, 21 Manley Road, Manchester, M16 8RW
Flat 10, 21 Manley Road, Manchester, M16 8RW
Flat 3, 26 Manley Road, Manchester, M16 8HN
Flat 2, 26 Manley Road, Manchester, M16 8HN
Flat 1, 26 Manley Road, Manchester, M16 8HN
15A Alexandra Road South, Manchester, M16 8GE
Flat 20, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 18, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 16, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 14, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 13, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 11, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 9, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 6, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 4, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 3, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH
Flat 1, Manley Court, 60 Alexandra Road South, Manchester, M16 8RH

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