

Planning

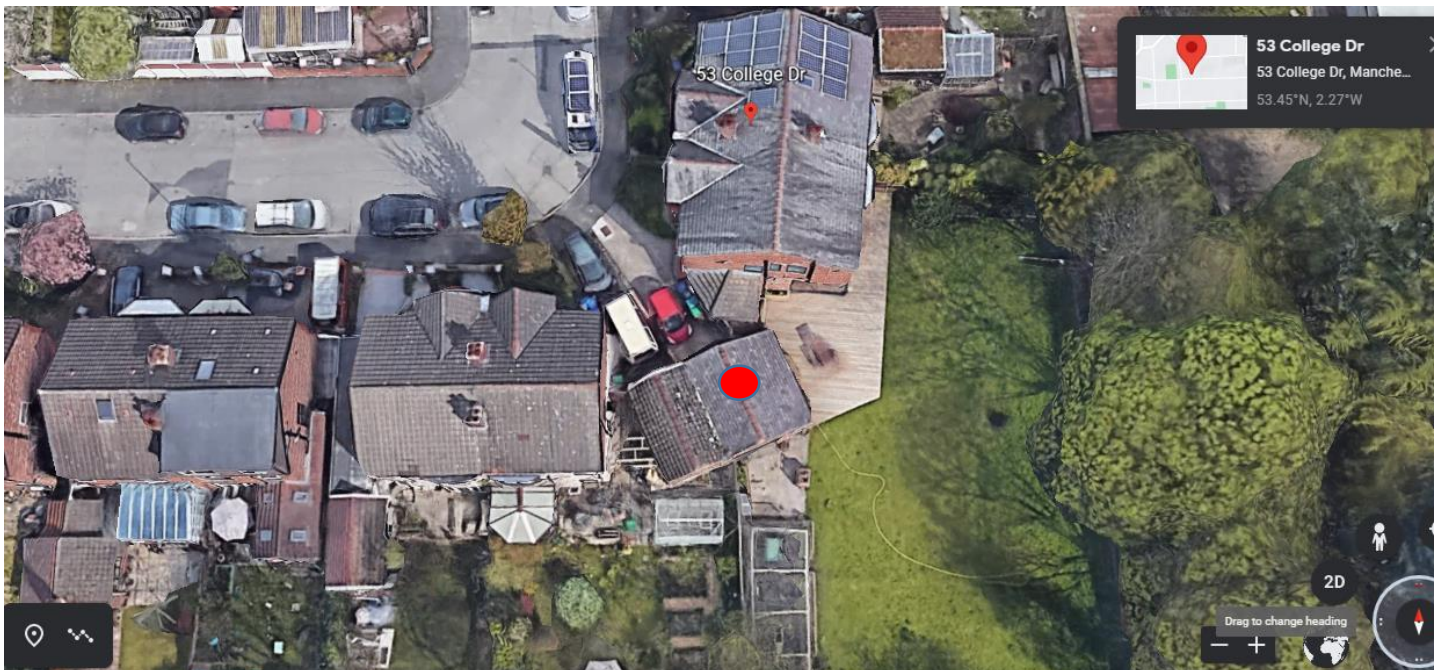
Growth & Development

Delegated officer report for planning application

Application no. 132673/FH/2022
Date registered valid: 21 January 2022
Proposal: Elevational alterations to existing garage including raising existing roof and amending roof pitch, areas of brick infill to match existing bricks and roof finish to match existing roof.
Address: 53 College Drive, Manchester, M16 0AD
Ward(s): Whalley Range Ward

Applicant: Johan OldeKop, 53 College Drive, Manchester, M16 0AD
Agent (if any): Stephen Leighton, Leighton Architects, 21 Chandos Road, Manchester, M21 0SS
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16th March 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 February 2022
Standard consultations:	Printed: 27 January 2022 Expired: 17 February 2022
Neighbour notifications	Printed: 27 January 2022 Expired: 17 February 2022
Site notice	Printed: 8 th February 2022 Expired: 7 th March 2022
Press advert	No press advert had been published
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The site comprises a two storey semi detached property in the Whalley Range ward area of Manchester. A detached garage is situated on the shared boundary with no. 55 College Drive south of the site with a single storey side projection on the property. Gardens are located to the front and rear.



Listed building:	Not applicable
Conservation area:	Whalley Range Conservation Area 1992
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature

Description of development

The applicant is proposing the elevational alterations to existing garage including raising existing roof and amending roof pitch, Areas of brick infill to match existing bricks and roof finish to match existing roof.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Whalley Range Forum – no comments have been received as a result of this proposal

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 DC18 for Conservation Areas
- 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 EN 3 Heritage
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The garage is sited along the shared boundary with property no. 55 College Drive and has a dual pitch gable roof. The applicant is proposing the elevational alterations to existing garage including raising existing roof and amending roof pitch. The applicant proposes to use matching brick and tiles to the roof as the existing. As part of the elevational alterations, the applicant proposes to increase the height of the windows on the east elevation facing the garden of the application site providing the same view as existing. Given the gap retained to the rear boundary, this is considered to be an acceptable change.

The proposal would not increase the footprint or ridge height of the garage although the height of the eaves and pitch is increased slightly on the east elevation. Given that the proposal would be situated next to the garage of the adjacent property no. 53 College Drive, it is considered that the minor changes to the existing garage would provide no visual harm and therefore it is considered that this would be an acceptable change to the existing garage.

Overall, the changes to the property are considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Mass

The size and footprint of the proposal is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

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. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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. Impact on the Whalley Range Conservation Area.

Impact on the Whalley Range Conservation Area

The proposal would be located in a suitable position and although can be viewed from the main road would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 on 21st January 2022 numbered P01A Proposed plan

Received on 21st January 2022 numbered P02A Proposed 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/drawings 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

Whalley Range Forum

34 College Drive, Manchester, M16 0AE

51 College Drive, Manchester, M16 0AD

British Muslim Heritage Centre, College Road, Manchester, M16 8BP

Flat 3, 80 Clarendon Road, Manchester, M16 8LA

Flat 2, 80 Clarendon Road, Manchester, M16 8LA

Flat 4, 82 Clarendon Road, Manchester, M16 8LA

Flat 2, 82 Clarendon Road, Manchester, M16 8LA

55 College Drive, Manchester, M16 0AD

Flat 1, 80 Clarendon Road, Manchester, M16 8LA

Flat 5, 82 Clarendon Road, Manchester, M16 8LA

Flat 3, 82 Clarendon Road, Manchester, M16 8LA

Flat 1, 82 Clarendon Road, Manchester, M16 8LA

36 College Drive, Manchester, M16 0AE

78A Clarendon Road, Manchester, M16 8LA

78 Clarendon Road, Manchester, M16 8LA

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

Conservation Area - Whalley Range Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH