MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131872/FH/2021
Date registered valid:	8 October 2021
Proposal:	Erection of detached garage to front and new fencing to Spinney Road boundary.
Address:	459 Altrincham Road, Manchester, M23 1AA
Ward(s):	Baguley Ward
Applicant:	Mr Joe Roberts, C/o Agent
Agent (if any):	Mr Aaron Marrs, Emery Planning, Units 2 - 4 South Park Court, Hobson Street, Macclesfield, SK11 8BS
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 January 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 November 2021

Standard consultations: Printed: 14 December 2021 Expired: 4 January 2022

Neighbour notifications: Printed: 14 December 2021 Expired: 4 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a large two storey link-detached C3 dwellinghouse of white render and grey tiles with black fenestration. The property sits within a generous plot with gardens to the front side and rear. The applicant recently installed a large area of gravel hardstanding along with new access onto Spinney Road (under ref 131120/LP/2021) to create a driveway.

Description of area

Altrincham Road (A560) is an A-road running from the M56 in Sharston to the end of Brooklands Road in Wythenshawe. This portion of it is predominantly residential in nature.

Description of development

The applicant is seeking permission to build a detached garage and to retain the currently unauthorised boundary treatment.

Consultations & Notification Responses

Local residents, as per appendix 1 – No objections received. One letter of support received:
"We have no issues with the proposed garage plans."

Highways – No objection to the development, but requested several informatives be included, relating to safe manoeuvring, inward opening gates and dropped kerbs.

Policies

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

Unitary Development Plan (UDP 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 DM1 - 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.

Issues

Principle – The principle of building a detached garage and higher boundary treatment to provide improved security for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon visual amenity. Residential amenity is not deemed an issue given the location of the works.

Siting, scale and massing – The garage would comprise of a single storey outbuilding sited between the property and the boundary with Altrincham Road. It would be set 0.75m back from the front boundary and 1.2m from the house itself. It would measure 5.39m in width, 6.51m in depth, 2.4m to eaves and 3.72m to the ridge. The new fencing atop the low boundary wall reaches 1.58m in height and spans the 13.2m surrounding the new access onto Spinney Road. Due to the height and siting of both the garage and fencing, the works could not be carried out under Permitted Development. Highway Services asked that boundary treatment above 0.6m should be visually permeable, however, given up to 1m of impermeable fencing can be erected under PD and taking into consideration the depth of the pavement and height of the previous boundary treatment (taller hedging) the 1.58m fencing is deemed acceptable. The property has two principal elevations, due to the front door being located on the corner between the Altrincham Road and Spinney Road elevations, though the driveway and access are from the latter. The garage is located in front of the former, but does not project in front of the porch/entrance and is well-screened by the retained trees and hedging along this boundary (see photos from Alt Rd). Considering the location of the outbuilding, size of the plot and scale of the existing property the works are considered to be subservient and appropriately scaled and sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The garage would be constructed of materials to match the main dwellinghouse, including white render and concrete roof tiles, with a garage door in the elevation facing Spinney Road. It would feature a dual-pitched roof with a front gable and no windows. The boundary treatment consists of vertical timber slats atop a low brick wall with brick piers. The garage would be well-screened by the existing (retained) trees and hedging along the front boundary, but would be visible from the public highway, however due to the setback from both roads, subservient scale and appropriate materials it would not form an overly prominent feature within the street scene. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the

appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Conclusion – The storage of refuse and off-street parking provision remain in line with policy DM1. The proposal also complies with policies DC1, SP1 and the NPPF and is not considered to cause undue harm to the residential amenity of surrounding occupiers nor the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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 polices 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. Minor 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 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 revised drawings numbered '126 - 1 of 3 Rev A' and '126 - 3 of 3 Rev A', stamped as received by the City Council as Local Planning Authority on the 14th December 2021.

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 extension hereby permitted shall match those specified on the submitted application form and drawings.

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) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) The applicant will be required to enter into a Section 184 agreement with MCC Highways for a dropped kerb. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004), further information can be found on the MCC internet pages:
https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway. The proposed vehicle access should be such that the vehicle can reverse from the highway onto the driveway so the vehicle can then exit the driveway in forward gear.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

14 Gib Lane, Manchester, M23 0BA
6 Gib Lane, Manchester, M23 0BA
12 Gib Lane, Manchester, M23 0BA
4 Gib Lane, Manchester, M23 0BA
8 Gib Lane, Manchester, M23 0BA
10 Gib Lane, Manchester, M23 0BA
1 Spinney Road, Manchester, M23 1AD
461 Altrincham Road, Manchester, M23 1AR
4 Spinney Road, Manchester, M23 1AB
2 Spinney Road, Manchester, M23 1AB

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 45M
Flood Zones Type 2 (low to medium risk)
Flood Zones Type 3 (high risk)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Susceptible to Surf Water Flood (More)
Area Team Boundary - Name: SOUTH