

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132658/FH/2022

Date registered valid: 7 January 2022

Proposal: Erection of single storey side extension and porch to provide additional living accommodation

Address: 1 Aldermay Road, Manchester, M21 7QW

Ward(s): Chorlton Park Ward

Applicant: Mr R Akafekwa, 1 Aldermay Road, Manchester, M21 7QW

Agent (if any): Mr Vincent Simpson, Draughting Services, 123 Longhurst Lane, Stockport, SK6 5PG

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21.02.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11.02.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2022 Expired: 3 February 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The site relates to a two storey end semi-detached property close to Barlow Moor Road in the Chorlton Park area of South Manchester. The property is brick with white render applied to the first floor, ground floor bay window with canopy over bay and front entrance. There is an existing attached garage to the side. Hard landscaping and off street car parking to the front with garden area situated to the rear. Boundary treatment in the form of a masonry wall to the front with hedging and timber fencing to the rear and side.

The remainder of the area is predominately residential in nature with houses of similar design and style.

Description of development

The application seeks consent for the erection of a single storey side extension and porch to provide additional living accommodation. The front porch will have approximate dimensions of Height 3.6m/ (at the eaves) 2.6m x Width 1.6m x Depth 0.8m with a pitched roof.

The proposed single storey side extension will replace the existing footprint of the garage with the proposed side extension accommodating a Utility room, open planned kitchen area and WC. The proposed side extension will have approximate dimensions of Height 3.6m/ (at the eaves) 2.6m x Width 1.6m x Depth 9.1m with a pitched roof becoming flush with the rear elevation of the dwelling. The extension will wrap-around the front elevation becoming flush with the proposed front porch's forward projection of 0.8m. The proposed side extension will also

introduce approximate 0.8m distance from the shared boundary with 239 and 237 Barlow Moor Road.



Figure 1: Applicant's property taken from Aldermay Road

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Policy Framework
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

NPPF- The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible

pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Unitary Development Plan Saved Policies- The following specific policies are considered to be particularly relevant to the proposed development:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

Core Strategy- The following specific policies are considered to be particularly relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

-Appropriate siting, layout, scale, form, massing, materials and detail.

-Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is a single storey side extension and porch to form additional living accommodation to a residential dwelling. This is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Issues

Residential Amenity

It is considered the proposed single storey side extension and front porch would not pose any detrimental impacts on residential amenity. Given the existing footprint of the current garage the additional footprint of the single storey side extension located at the rear of the property will not provide any impacts to overbearing or shadowing. This is amplified by the property's orientation and location within the street scene (head property along Aldermay Road), the additional footprint will not be seen from the street scene and is suitable distance away from properties along Barlow Moor Road to prevent any additional residential amenity impacts. Additionally the proposed window feature along the side facing elevation will not exasperate over looking or intrusive sight lines into the rear gardens of 239 and 237 Barlow Moor Road given the boundary treatment and placement of 239 Barlow Moor Road's rear garage situated on the boundary.

It is deemed that the proposed front porch would not present any additional detrimental impacts on residential amenity. The proposed extension's forward projection is approx. 0.8 metres and will become flush with the proposed single storey side extension front elevation, the front porch will cover the full width of the front elevation with an approx. measurement of 6.8m. This is considered acceptable as similar extensions are present within the vicinity therefore retaining the character of the area, pursuant with the requirements of Core Strategy DM1 and SP1.

Visual Amenity

The new windows and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements do not pose additional over looking or intrusive sight lines into neighbouring properties. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

There is sufficient land to the rear of the property for refuse storage without causing any additional residential amenity.

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/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 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:

3011/21 stamped as received by the City Council as Local Planning Authority as City Council on 07 January 2022.

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 of the extension hereby permitted shall match those of the existing dwellinghouse 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 saved policies DC1.2, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Aldermary Road, Manchester, M21 7QW
2 Aldermary Road, Manchester, M21 7QN
237 Barlow Moor Road, Manchester, M21 7QL
235 Barlow Moor Road, Manchester, M21 7QL
2A Aldermary Road, Manchester, M21 7QN
4 Aldermary Road, Manchester, M21 7QN
241 Barlow Moor Road, Manchester, M21 7QL
239 Barlow Moor Road, Manchester, M21 7QL

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH