

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132653/FH/2022
Date registered valid: 7 February 2022
Proposal: Installation of an open porch to the front of the property
Address: 200 College Road, Manchester, M16 0AA
Ward(s): Whalley Range Ward

Applicant: Miss Claire Lawless, 200 College Road, Manchester, M16 0AA
Agent (if any):
Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2022

Standard consultations:

Printed: 9 February 2022 Expired: 2 March 2022

Neighbour notifications

Printed: 9 February 2022 Expired: 2 March 2022

Site notice

Posted: 11 February 2022 Expired: 4 March 2022

Press advert

Published: 15 February 2022 Expired: 8 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a large two storey 1970/80's detached house with an integral garage. The property is a simple rectangular structure with a dual pitched roof. It is of brick construction with a tile roof. There is a deep front garden linked to a large garden to the rear by a narrow passage at either side of the property.



Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area within the Whalley Range Conservation Area. There are residential properties to either side and facing the site. They are all of different ages, styles and sizes.

Description of development

Consent is sought to erect an open fronted timber porch across the existing front door and garage door, as part of a larger scheme which involves replacing the garage door with a window and converting the garage into a bedroom. The sides of the porch would be solid and there would be a flat roof. There remains sufficient space to park a car on the drive in front of the property.



Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC18 which seeks to protect the City's conservation areas from inappropriate development.

Issues

Principle

The principle of constructing a porch at the front of the property is generally considered to be an appropriate form of development for private houses. There are no issues with the principle of the development.

Scale

This is a large porch on the front elevation however, its proportions reflect the main building and consequently the scale is considered to be acceptable.

Design

The proportions of the proposed porch reflect the horizontal emphasis of the main building whilst the use of timber cladding gives a contemporary feel. Overall it is considered that the proposed porch would lift an otherwise mundane elevation to the property,

Residential Amenity

The proposed porch is sufficiently far from the site boundaries and other properties not for it to impact on the amenity of adjoining residents.

Impact on the character of the conservation area

Whilst the design of the building helps chart the evolution of design within the conservation area the proposed porch would sit on front elevation clearly identifiable, through its design and materials as an addition to the property. It is considered that in this case this approach will enhance this property and make a positive contribution to the conservation area. On balance it is considered that the porch would have a neutral impact.

Refuse

The existing plans do not show the arrangements for the storage of refuse, however, the site photographs show them stored at the side of the property. The proposed drawings show the bins repositioned to the other side of the garden behind the existing stone wall and hedge. This would be a less conspicuous position. On balance as there is no change to the general location of the refuse storage this is not considered an issue.



Parking.

The proposed development will still leave one off street parking space which is in line with the Council's current practice and is therefore acceptable.

Conclusion

The proposed development is considered to accord with Council policy and is acceptable in all respects.

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 issues arising from 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:

CR200-04 revision A received 23 February 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum
Whalley Range Conservation Area Group

39 Green Walk, Manchester, M16 9RE
121 College Road, Manchester, M16 0AA
28 Green Walk, Manchester, M16 9RF
123 College Road, Manchester, M16 0AA
37 Green Walk, Manchester, M16 9RE
198 College Road, Manchester, M16 0AA
35 Green Walk, Manchester, M16 9RE
202 College Road, Manchester, M16 0AA
119 College Road, Manchester, M16 0AA

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