

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132213/FH/2021
Date registered valid: 12 November 2021
Proposal: Erection of part single part two storey side and rear extension to form additional living accommodation
Address: 50 Alan Road, Manchester, M20 4SF
Ward(s): Withington Ward

Applicant: Mr. Irfan Rasul 50 Alan Road, Manchester, M20 4SF
Agent (if any): Mr. Niamat Ali NA Design 47 Egerton Road South, Chorlton Cum Hardy, Manchester, M21 0YW
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 18th January 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed:19 November 2021 Expired:10 December 2021
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 two storey semi detached property in the Withington Ward area of Manchester. The site benefits from a single storey rear outrigger with sloping roof. Bay windows are to the rear on the ground and first floor reflecting the adjoining semi detached property. A garage is situated in the rear along the boundary with no. 48 Alan Road. Hardstanding is to the front, side and rear with brick built planters forming some landscaping to the front. Off road car parking is available on a front driveway.



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

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning consent for the erection of a part single part two storey side and rear extension to form additional living accommodation

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.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord 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 unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Plans considered as part of this scheme

Received on 12th November 2021 numbered NA-B01 Proposed Floor Plans and Elevations

Received on 12th November 2021 numbered NA-B02 Proposed Floor Plans

Received on 12th November 2021 numbered NA-P01 Existing Floor Plans and Elevations

History

There are no previous planning applications relating to this site.

Residential amenity

The City Council raised concerns with the applicant/agent as the scheme does not comply with policy. Negotiations have taken place with the applicant/agent giving the opportunity to address the concerns raised, however, the applicant/agent has chosen not to amend the plans.

Ground floor

The extension would be set back from the front wall of the house by approximately 2.0m extending along the side and wrapping around the property up to the shared boundary with the adjoining semi detached property no. 52 Alan Road. Projection from the rear would be 4.0m metres with a gap to the shared boundary with no. 48 Alan Road of 750mm. The roof would be mono pitch sloping to the front and rear with the inclusion of a roof light on the rear. A window and door is proposed on the side with a window and French doors proposed on the rear elevation.

First floor

The first floor would be set back from the original front wall of the property by approximately 4.6m extending along the side by approximately 7.2m retaining a gap to the shared boundary with no. 48 of 750mm. A projection off the rear wall measures 4.0m wrapping around the property extending partway across the rear retaining a gap of approximately 3.0m to the shared boundary with the adjoining semi-detached property no. 52 Alan Road.

The height would measure approximately 5.3m to eaves and 6.8m to ridge height. The roof would be hipped to reflect the current style of roof of the property. Windows are proposed on the front, sides and rear.

The City Council maintains that the proposal would by reason of its height, rearward projection and close proximity to the site boundary with no. 48 Alan Road create an undue loss of light and have an overbearing impact to the detriment of the amenity of the occupiers of the property. It is believed due to the location of the side extension together with the orientation of the application site, that this would provide an overly dominant structure, which would be oppressive and visually obtrusive to neighbouring occupiers and result in visual harm.

The City Council therefore considers that the proposal does not accord with policies SP1 and DM1 of the Manchester Core Strategy Development Plan and saved Unitary Development Plan policy DC1 and the guidance contained within the National Planning Policy Framework. The proposed development is therefore contrary to the provisions of DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Scale and Massing

It is considered that the proposal would read as excessively large and bulky to the adjacent neighbouring property, and would have an overbearing impact upon the amenity levels of neighbouring occupiers at no. 48 Alan Road, and would therefore be contrary to saved policies DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Design

Given the proposals prominent location it is considered that the proposal has not been sited and designed appropriate to the character of the area and therefore does not accord with the principles for residential extensions set out in saved UDP policy DC1 and Core Strategy Policies DM1, SP1 and EN1.

Waste management

Bin storage is not affected by this proposal as there is adequate space along the side for the movement of refuse bins. Therefore, bin storage complies with policy DM1 of the Manchester Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

For these reasons, it is considered that the extension would have an unacceptable appearance as the resultant house would have a bulky appearance with an overbearing massing and scale to the detriment of neighbouring occupiers. In light of this, the proposed extensions are considered to be unacceptable in terms of their appearance and would be detrimental to visual and residential amenity within the area contrary to saved policies DC1.1, DC1.2, DC1.4 and policies DM1 and SP1 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: Refuse

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. Issues have arisen during the consideration of this application and a satisfactory resolution has not been reached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed extensions by reason of their height, rearward projection and close proximity to the site boundary would create an undue loss of light and have an overbearing impact to no. 48 Alan Road, to the detriment of the amenity of the occupiers of the property. The proposed

development is therefore contrary to the provisions of DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

91 Alan Road, Manchester, M20 4SE
14 Pridmouth Road, Manchester, M20 4GN
48 Alan Road, Manchester, M20 4SF
95 Alan Road, Manchester, M20 4SE
89 Alan Road, Manchester, M20 4SE
16 Pridmouth Road, Manchester, M20 4GN
12 Pridmouth Road, Manchester, M20 4GN
52 Alan Road, Manchester, M20 4SF
93 Alan Road, Manchester, M20 4SE
9 Cottonfield Road, Manchester, M20 4QW
7 Cottonfield Road, Manchester, M20 4QW
11 Cottonfield Road, Manchester, M20 4QW

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH