

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130095/FO/2021

Date registered valid: 10 May 2021

Proposal: Erection of two storey detached dwellinghouse with living accommodation in roof space following demolition of existing property

Address: 161 Old Hall Lane, Manchester, M14 6HJ

Ward(s): Rusholme Ward

Applicant: Dr and Mrs Siddiqui 161 Old Hall Lane, Manchester, M14 6HJ

Agent (if any): Mrs Crista Debenham-Smith Arkiplan Architectural Ltd Freeland Park, 13 Lytchett House , Wareham Road, Lytchett Matravers, BH16 6FA

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.11.2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 11 June 2021

Standard consultations:

Printed: 17 May 2021 Expired: 7 June 2021

Neighbour notifications

Printed: 17 May 2021 Expired: 7 June 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

This application relates to a broadly rectangular site approximately 13.8 metres wide and 33.6 metres deep, on the south side of Old Hall Lane currently occupies to a two-storey interwar style semi-detached property.



The property has a two storey semi circular bay at the front and two, two storey bays on the side elevation. At the rear there is an original lean to which has been added a small single storey extension. The property is off set to one side of the side and on the other side is a drive leading to a detached garage in the rear garden. The front garden is 7.5 metres deep and the rear garden 17.5 metres at its longest.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is an area of mixed residential and educational uses. To the west is a detached house. Whilst to the west there is a footpath leading to playing fields at the rear of the property. Beyond the footpath is a detached residential property. Facing the site across Old Hall Lane, is the site of Manchester Grammar School.

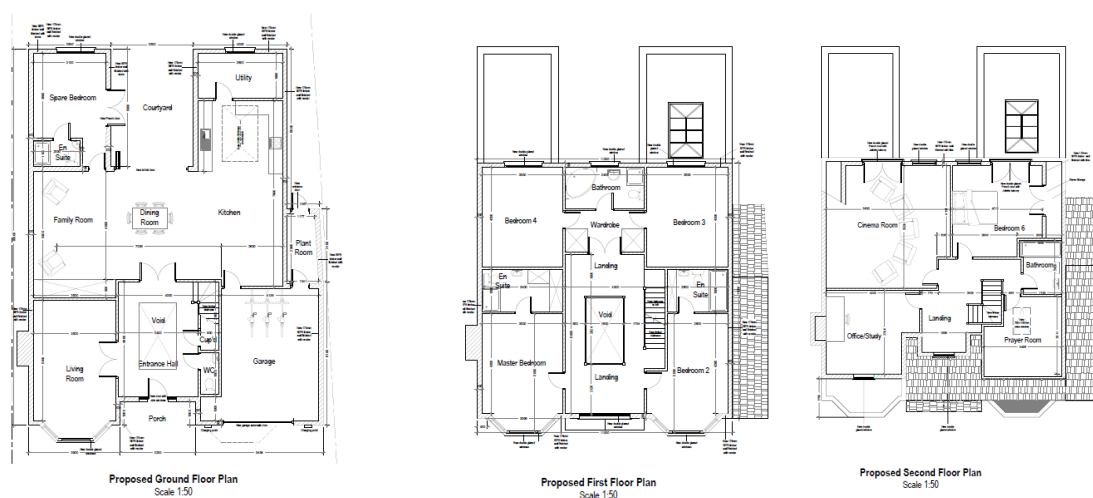
Description of development

Consent is sought to demolish the existing building and to erect a part single part two storey detached double fronted house. The building would be set on the existing building line and occupy virtually the full width of the site. The proposed dwelling would be a modern interpretation of the existing properties along Old Hall Lane. The building which would be finished in a combination of brick and render would have a gable offset to one side and a small dormer set in the roof. There would be a two storey bay beneath the gable and first floor gable on the other side of the property. Along the western side elevation there would be a shallow single storey lean to. At the rear would be two single storey extensions and a flat roofed dormer. The dormer would have two sets of patio doors and Juliet balconies. All windows are located in either the front or rear elevations.



In terms of accommodation the proposed dwelling will provide on the ground floor, a garage incorporating cycle storage and refuse storage, a lounge, entrance hall, with WC, a large open plan living area, a spare bedroom, utility room and plant room. The first floor would contain two

bedrooms with en-suite facilities and two bedrooms with a Jack and Jill bathroom. The second floor would contain a bedroom and bathroom, prayer room, cinema room and office/study.



The submitted drawing show four parking spaces in the front garden.

Consultations & Notification Responses

Local Residents

No representations received.

Environmental protection

No objection subject to conditions in respect of contaminated land, refuse storage and noise insulation.

Highways

No objections in principle

- As the property is being replaced with a single dwelling there should be no significant increase in traffic movements.
- The site has access to nearby bus routes
- The submitted plans do not demonstrate how four cars can be parked on the site.
- An EV charging point should be provided.
- Cycle parking should be provided.
- Boundaries should be no more than 600 mm high.
- A construction management plan is required.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1, H1 and H5

Policy SP1 sets down the spatial principles that will guide development in the City.

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

Policy H1 seeks to provide family housing in the south of the City

Policy H5 says that priority will be given to family housing.

Issues

Principle

This application seeks to replace an existing detached family house with a larger detached family house following demolition of the existing property on the site. The principle of the proposed development is therefore considered acceptable.

Demolition

This application involves the demolition of an existing family dwelling. The property is a fairly standard interwar style semi and whilst no evidence has been provided that the building is structurally unsound, the proposed replacement family home will by its nature be more energy efficient than the existing property as well as being tailored to the needs of the occupants.

The building is not listed and on balance there are no objections to its demolition and replacement with a new family home.

Site Layout

The site layout is not dissimilar to the existing with the building positioned against the eastern boundary and adhering to the same building line. There is a front garden and a garden to the rear. On balance it is considered that the site layout is acceptable.

Scale

The scale of the properties along Old Hall lane varies greatly and as such that the proposed dwelling is larger than the existing property is not so significant. The property does retain the eaves and ridge heights of the original and adjacent properties. On balance therefore the scale of the proposed dwelling is considered acceptable.

Design

The design have had several revisions. In its current form with a single gable and dormer it is not dissimilar to other properties in the area. Also bays are a common feature and is the use of render. On balance it is considered that the proposed design of the building is acceptable.

Parking

Given the width of the site, 13.8 metres it is not possible to provide two banks of two spaces facing each other which would require 15.6 metres, however, a single car could be accommodated and that is all that would be required by the councils current practice.

Refuse storage

According to the application refuse is to be stored in the garage. This is acceptable in principle and an appropriate condition is therefore proposed.

Cycles

Provision is shown for cycle storage in the garage.

EV charging.

A condition is proposed requiring the provision of an EV charging Point.

Residential amenity

The only residential properties that could be directly impacted upon by the proposed development are to either side. As there are no side windows privacy is not an issue. The property to the west is separated by a 9.5 metre wide strip of land and the house is a further 4 metres from the boundary. The proposed development would not therefore have an overbearing impact. The property to the east is separated by a 2.7 metre wide passage at the side of the property. It has a large garage on the shared boundary which appears to be linked to the house by a conservatory. The proposed two storey element is two metres deeper than the existing property, and given the relationship of the two properties and the southern aspect of the rear elevation it is not considered that any overbearing impact would be significant. The ground floor element of the new build would be alongside the neighbouring garage and thus any impact would be minimal.

On balance it is considered that the proposed development will not adversely impact on amenity.

Conclusion.

The proposed development will create a replacement family home designed to meet their current needs. It is considered that the development accords with Council policy and is in all respects acceptable.

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:

21-0304 D01 revision O Site Layout received 22 November 2021

21-0304 D04 revision Ground and First Floors O received 22 November 2021

21-0304 D05 revision O second floor and roof received 22 November 2021

21-0304 D05 revision O side elevations received 22 November 2021

21-0304 D06 revision O front and rear elevations received 22 November 2021

Energy Statement submitted 10th May 2021

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) No development that is hereby approved shall progress beyond damp proof course level unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Old hall Lane and the playing fields shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to Core Strategy Policy DM1 and saved Unitary Development Plan policy DC26

6) In accordance with the submitted application form, refuse and recycling containers shall be stored within the garage unless awaiting collection.

To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

8) The cycle storage facilities shown on the approved drawings shall be installed as part of the development and be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no garages, or dormers or extensions or ancillary buildings shall be erected other than those expressly authorised by this permission.

Reason - In order that the Council can assess the impact of any additions to the property on the amenity of adjoining residents pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC1.

10) The parking spaces shown on the approved drawings shall be provided with an Electric Vehicle charging point before the development hereby approved is first occupied.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to core Strategy policies EN16, SP1 and DM1

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) No development shall take place above damp proof course level until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the first occupation of the development and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informative:

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

197 Old Hall Lane, Rusholme, Manchester, M14 6HJ

Room 1 Flat 1, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 10 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 13 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 9 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 8 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 148 Flat 15, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 140 Flat 15, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 137 Flat 14, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 135 Flat 14, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 132 Flat 14, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 128 Flat 13, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 122 Flat 13, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 110 Flat 12, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 92 Flat 10, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 87 Flat 9, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 82 Flat 9, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 70 Flat 8, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 57 Flat 6, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 42 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 39 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 34 Flat 4, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 27 Flat 3, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 25 Flat 3, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 21 Flat 3, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 19 Flat 2, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 10 Flat 2, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 9 Flat 1, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 3 Flat 1, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 5 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 144 Flat 15, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 127 Flat 13, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 121 Flat 13, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 104 Flat 11, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 89 Flat 10, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 85 Flat 9, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 81 Flat 9, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 78 Flat 8, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 65 Flat 7, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 55 Flat 6, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 54 Flat 6, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 50 Flat 6, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 47 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 45 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 44 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 40 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 29 Flat 4, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 28 Flat 3, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Room 16 Flat 2, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

[illegible]

Room 91 Flat 10, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 90 Flat 10, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 86 Flat 9, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 73 Flat 8, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 63 Flat 7, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 49 Flat 6, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 41 Flat 5, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 38 Flat 4, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 15 Flat 2, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 13 Flat 2, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Room 4 Flat 1, Honey Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

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