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4 October 2021

EP ref: 21-405

Aaron Marrs
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Dear Sir or Madam

Re: Planning Portal reference: PP-10146783
Erection of Garage at 459 Altrincham Road, Wythenshawe, M23 1AA

This letter has been prepared to accompany a Householder Planning Application for the erection of a garage at the above property.

Submitted with this application are:

- Application form and certificates
- Proposed Garage Elevations and Floor Plan Ref: 08/21/126 1 of 3
- Location / Existing Site Plan Ref: 08/21/126 2 of 3
- Proposed Site Plan Ref: 08/21/126 3 of 3

It should be noted that a Certificate of Lawfulness of Proposed Development (CLPOUD) application to confirm the creation of a new access off Spinney Road in connection with a part new, part replacement area of hardstanding on site would be lawful, without the need for express planning permission (ref. 131120/LP/2021) was approved 9th September 2021. The access and area of hardstanding will be constructed as shown on plan ref. 08/21/126 3 of 3.

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Proposed Development

This application proposes the erection of a single storey garage north of the existing property. The garage will be constructed of blockwork with a light render finish and have a pitched roof with concrete roof tiles to match the existing dwelling.

Existing trees and planting are to be retained around the site boundary, with additional planting proposed to the northern boundary, ensuring the proposed garage is well screened from Altrincham Road.

Outdoor amenity space will be maintained for the occupiers of the dwelling, retaining the existing rear garden area.

The application site

The site is on the corner where Spinney Road and Altrincham Road meet. The site is bordered by Altrincham Road to the north, residential curtilage (beyond which are mature trees) to the east, neighbouring property No.1 Spinney Road to the south and neighbouring properties along Spinney Road to the west.

The existing build line to the west of the site, along Altrincham Road, is set further forward from the road than number 459. The site is screened from Altrincham Road by existing trees and planting along the site boundary, a characteristic that is to be maintained through retention of this existing boundary planting and a new planting area to the northern boundary.

Planning Application History

A search of the Local Planning Authority's online application history search facility identified one application for the site:

- Ref. 131120/LP/2021 – Certificate of Lawful Proposed Development for the creation of additional / replacement hardstanding and new access – Status Pending.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan unless material considerations indicate otherwise.

For the purposes of considering this application, the development plan consists of the Manchester City Council Core Strategy (2012-2027). The relevant policies of development plan are:

- Policy DM1 – Development management

Other material considerations are the National Planning Policy Framework (2021), referred to herein as the Framework, specifically Section 12 Achieving well-designed places:

- Paragraph 126
- Paragraph 134

The Guide to development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) also forms a material planning consideration, providing detailed guidance

on the design criteria developments are expected to meet. Of relevance to this application are paragraphs 2.13, 2.14, 2,15 and 2.16.

Planning Policy Assessment

Policy DM1, Development Management outlines the specific issues which new development is expected to consider. In summary these relate to:

- a development's character (both of the immediate site and surrounding area)
- impact on the surrounding area in terms of design, scale and appearance
- potential amenity issues
- vehicular access and parking

More defined guidance is provided in the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

Paragraph 2.13 of the guidance requires the scale, position and external appearance of new buildings to respect their setting and relationship to adjacent buildings and enhance the street scene.

Paragraphs 2.14 and 2.15 require the height of new buildings to be carefully considered, having regard to location, character of the area and specific site circumstances.

Paragraph 2.16 provides guidance on site boundaries and how the treatment should contribute to the street scene, requiring original treatments that contribute to the character of the area to be retained.

The proposed garage is to be located to the north extent of the site, orientated towards Spinney Road. The prevailing character of the street scene along Spinney Road is for properties to be orientated towards the road, with parking provision and driveways to the front elevation. The garage proposed will therefore not appear at odds with the existing street scene in this location.

The height and footprint of the garage are not excessive for the size of the site nor context of the existing development in the area. The garage has been designed to complement the character of the existing property, in terms of its proportions and appearance.

The garage will be screened from Altrincham Road, through the retention of existing boundary treatments and the addition of a new planting area to the northern boundary. This will ensure the character of the street scene is maintained. Due to the location of the proposed garage, the development will not result in any amenity issues for the host dwelling or neighbouring properties, nor will it give rise to parking or access issues.

In summary, the development proposes a garage within the curtilage of number 459 Altrincham Road. The design requirements as set out in Policy DC1 of the Manchester City Council Core Strategy and guidance contained within the design SPD are met, and this should be given significant weight in accordance with paragraph 134 of The Framework.

This application should be approved accordingly.

Yours sincerely
Emery Planning

Aaron Marrs

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Consultant