

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130812/FH/2021
Date registered valid: 20 July 2021
Proposal: Erection of carport to side of property
Address: 29 Carlton Road, Manchester, M16 8BZ
Ward(s): Whalley Range Ward

Applicant: Mr Chris Fox 29 Carlton Road, Manchester, M16 8BZ
Agent (if any):
Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 09.09.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 23 July 2021 Expired: 13 August 2021

Neighbour notifications

Printed: 23 July 2021 Expired: 13 August 2021

Site notice

Posted: 23 July 2021 Expired: 13 August 2021

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey semi-detached property. The house is relatively modern for the Whalley Range conservation area being 1950's or 60's in its style. The property is constructed of a light brick with a dual pitch roof and side gable. There are no additions to the property.

There is an 11 metre long front garden, a 30 metre long rear garden and a drive at the side of the property 1.8 metres wide. There is a pre-cast concrete panel detached garage in the rear garden.



In June 2021, reference 129410/FH/2021, planning permission was granted for the erection of a single storey rear extension, the shell of which is substantially complete.

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. The adjoining property is to the southwest and has a single storey rear extension adjacent to the shared boundary. Beyond this is a modern three storey flats roofed block of flats. To the north east separated by the drive is a similar, un-extended semi detached property. The rear garden adjoins the grounds of a modern three storey flat development on Dudley Road.

Description of development

Consent is sought to erect a car port at the side of the property. It would comprise a metal frame with a glazed roof. The car port would project the full width of the side of the property, 2.015 metres and be 4.00 metres deep. It would be 2.1 metres to the eaves and 2.5 metres to the ridge.



Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and EN3

Policy SP1 sets down the spatial principles that guide development in the City including the creation of neighbourhoods of choice.

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

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

Unitary Development Plan

The relevant saved UDP policies are DC1 and DC18.

Policy DC1 sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers. The policy also requires consideration to be given to the impact of the proposal on the amenity of surrounding residents.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

Issues

Principle

The proposed development involves the erection of a car port on the side elevation of a single family dwelling to meet the needs of the occupiers of the property. As such the proposed extension accords with the principle of policy DC1.

Scale

The proposed car port is set back from the front elevation by approximately 0.75 metres. Whilst it occupies the full width of the drive its height, 2.1 metres to the eaves and 2.5 metres to the ridge, and depth, 4 metres, are quite modest. On balance the scale of the proposed car port is considered to be acceptable.

Design

The proposed lightweight structure lacks the chunkiness often found in car ports and it is considered that the chosen approach will complement the original property and the new extension.

Residential amenity

The proposed car port is not particularly high on the boundary and is of lightweight construction. It is not considered that it would have an overbearing impact. There are no privacy issues.

Impact on the conservation area.

Part of the character of the Whalley Range Conservation area is the range of properties that can be found from Edwardian/Victorian houses, through to modern flats and houses. The property the subject of this application falls at the modern end of this range. The proposed car port adopts a simple contemporary style which complements the simplicity of the host property. On balance it is considered that the proposed works would have a neutral impact on the Conservation area.

Conclusion.

On balance the proposed car port 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 pro active 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:

1079A-03 received 20 June 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) The development hereby approved shall be constructed using the materials specified on the application forms and 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

31 Carlton Road, Manchester, M16 8BZ

16 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

15 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

14 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

12 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

11 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

10 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

9 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

8 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

7 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

6 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

5 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

4 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

3 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

2 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

1 Burlin Court, 4 Dudley Road, Manchester, M16 8FN

Abbotsford Nursing Home, 8 Carlton Road, Manchester, M16 8BB

Burlin Court, 4 Dudley Road, Manchester, M16 8DE

3 Crystal House, Withington Road, Manchester, M16 8BA

6 Crystal House, Withington Road, Manchester, M16 8BA

13 Crystal House, Withington Road, Manchester, M16 8BA

15 Crystal House, Withington Road, Manchester, M16 8BA

18 Crystal House, Withington Road, Manchester, M16 8BA

20 Crystal House, Withington Road, Manchester, M16 8BA

42 Crystal House, Withington Road, Manchester, M16 8BA

37 Crystal House, Withington Road, Manchester, M16 8BA

21 Crystal House, Withington Road, Manchester, M16 8BA

23 Crystal House, Withington Road, Manchester, M16 8BA

26 Crystal House, Withington Road, Manchester, M16 8BA

29 Crystal House, Withington Road, Manchester, M16 8BA

10 Crystal House, Withington Road, Manchester, M16 8BA

1 Crystal House, Withington Road, Manchester, M16 8BA

27 Carlton Road, Manchester, M16 8BZ

2 Crystal House, Withington Road, Manchester, M16 8BA

5 Crystal House, Withington Road, Manchester, M16 8BA

9 Crystal House, Withington Road, Manchester, M16 8BA

11 Crystal House, Withington Road, Manchester, M16 8BA

14 Crystal House, Withington Road, Manchester, M16 8BA

16 Crystal House, Withington Road, Manchester, M16 8BA

17 Crystal House, Withington Road, Manchester, M16 8BA

19 Crystal House, Withington Road, Manchester, M16 8BA

40 Crystal House, Withington Road, Manchester, M16 8BA

41 Crystal House, Withington Road, Manchester, M16 8BA

43 Crystal House, Withington Road, Manchester, M16 8BA

44 Crystal House, Withington Road, Manchester, M16 8BA

45 Crystal House, Withington Road, Manchester, M16 8BA

46 Crystal House, Withington Road, Manchester, M16 8BA

47 Crystal House, Withington Road, Manchester, M16 8BA

48 Crystal House, Withington Road, Manchester, M16 8BA

30 Crystal House, Withington Road, Manchester, M16 8BA
7 Crystal House, Withington Road, Manchester, M16 8BA
31 Crystal House, Withington Road, Manchester, M16 8BA
32 Crystal House, Withington Road, Manchester, M16 8BA
33 Crystal House, Withington Road, Manchester, M16 8BA
34 Crystal House, Withington Road, Manchester, M16 8BA
35 Crystal House, Withington Road, Manchester, M16 8BA
36 Crystal House, Withington Road, Manchester, M16 8BA
38 Crystal House, Withington Road, Manchester, M16 8BA
39 Crystal House, Withington Road, Manchester, M16 8BA
22 Crystal House, Withington Road, Manchester, M16 8BA
24 Crystal House, Withington Road, Manchester, M16 8BA
25 Crystal House, Withington Road, Manchester, M16 8BA
27 Crystal House, Withington Road, Manchester, M16 8BA
28 Crystal House, Withington Road, Manchester, M16 8BA
4 Crystal House, Withington Road, Manchester, M16 8BA
12 Crystal House, Withington Road, Manchester, M16 8BA
8 Crystal House, Withington Road, Manchester, M16 8BA

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) -
Area Team Boundary - Name: SOUTH