

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128846/FH/2020

Date registered valid: 17 December 2020

Proposal: Erection of a single storey rear extension, elevational alterations and new access associated with basement conversion, insertion of roof lights associated with loft conversion and erection of outbuilding to rear

Address: 32 Alness Road, Manchester, M16 8HR

Ward(s): Whalley Range Ward

Applicant: Mr Kamran 32 Alness Road, Manchester, M16 8HR

Agent (if any): Mr Eu Weng Ang 6 Semington View, Manchester, M28 3UZ

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

Recommendation: APPROVE

Date of recommendation: 4 February 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken. Site photos provided by applicant

Standard consultations:

Printed: 21 December 2020 Expired: 11 January 2021

Neighbour notifications

Printed: 21 December 2020 Expired: 11 January 2021

Site notice

Posted: 4 January 2021 Expired: 25 January 2021

Press advert

Published: 29 December 2020 Expired: 19 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey semi-detached Villa on the west side of Alness Road Close to its junction with Demesne Road. The property has an elevated basement and accommodation in the roof space with a shed dormer shared with the adjoining property on the rear elevation. There is a ground floor and basement bay window on the front elevation. The rear elevation is stepped and there is a small centrally located two storey outrigger. The property has not been extended.

There is a larger front garden with a parking space and the rear garden is 26 metres long. There is a 2.8 metre wide passage at the side of the property.

The property appears to be in use as a single family dwelling and does not appear on the list of licensed HMO's

The submitted photographs show a new 2 metre high concrete post and timber panel fence along the southern and western boundaries of the rear garden. They also show the base for the outbuilding.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No TPO on the site.

127303/TCA/2020 Approved removal of 4 trees on the property.

Description of area

This is a predominantly residential area from part of the Whalley Range Conservation Area. The adjoining semi is to the north of the application site. To the south are the rear gardens of two large pairs of semi detached villas on Demesne Road. The rear garden adjoining the side of the rear garden of a property on Demesne Road. Facing the site across Alness Road are the front elevations of residential properties.

Description of development

Consent is sought to erect a single storey flat roofed rear extension. The extension would project 6.6 metres from the main body of the house and 4 metres from the outrigger. It would be 3.5 metres high and be 1.8 metres from the shared boundary to the north. The extension would be flush with the southern side elevation of the property. The flat roof would sit behind a parapet and there would be a large lantern light. The only opening would be for a set of bi folding doors in the rear face of the extension.

In addition, it is proposed to create a set of steps at the side of the property leading to a new side door. At the front of the property a new window would be installed in the front bay at basement level. This window would have a lightwell covered with an openable security grate. A new window is proposed for the side elevation at basement level and three new roof lights on the rear roof slope.

Finally, it is proposed to erect a 2.4 metre high flat roofed outbuilding in the northwest corner of the rear garden. The building would be 4 metres deep by 6 metres wide and there would be a set of French doors with glazed side panels in the front elevation facing up the garden.

Consultations & Notification Responses

Local residents

No representations received

Policy

The relevant Core Strategy Policies are DM1, SP1 and EN3

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

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

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

The relevant saved UDP policies are DC1 and DC18

Policy DC1 sets down the criteria to be considered in determining applications for residential extensions, it also applies to flats. The policy as well as accepting the need to extend a property to meet changing needs also seeks to protect the amenity of neighbours and the wider area.

Policy DC18 requires new developments to preserve or enhance the conservation area.

NPPF

Paragraphs 184 through 202 relate to Conserving and Enhancing The Historic Environment.

Paragraph 184 says these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 185 refers to the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

Paragraph 192 says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viability

Issues

Principle

The proposed works accord with the principle of extending a property to meet the changing needs of the occupiers set down in policy DC1.

Scale

This is a larger property set within an extensive rear garden. The eaves are unusually high, as a product of the raised ground floor and the small parapet. However the extension is 1.8 metres from the northern boundary and more from the southern boundary. On balance therefore the additional height is considered acceptable and results in an extension that is in proportion to the original dwelling.

The proposed outbuilding would meet the criteria for permitted development being only 2.4 metres high. Therefore the scale is considered acceptable.

Design

There are no issues with the design of the proposed extension which has a certain simple elegance about it. The proposed outbuilding is to be finished in a pebbledash render, this is not in itself unacceptable and the GPDO makes no specification as to materials for outbuildings. A condition is proposed requiring the approval of the specification and colour of the proposed pebble dash render.

The installation of the additional windows, the lightwell and the steps and side door raise no design issues.

Refuse

The existing refuse storage arrangements are not affected by the proposal

Parking

The existing parking arrangements are not affected by the proposed changes.

Impact on the character of the conservation area

The proposed changes to the building are largely unseen from the public domain and it is considered that they would have a neutral impact on the character of the conservation area.

Residential Amenity

There are no privacy issues arising from the proposed development. New windows either look down the garden or are in the basement with no direct views of adjacent properties.

The proposed rear extension is sufficiently far from the site boundaries for its height not to have an overbearing impact.

The proposed outbuilding has a minimal projection above the boundary fence.

On balance it is considered that there would be not significant impact on amenity arising from the proposed development.

Conclusion.

On balance it is considered that the proposed development 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:

EBB388-01-002 revision P2 received 4 January 2021

EBB388-01-004 revision P1 received 17 December 2021

EBB388-01 006 revision P2 received 4 January 2021

EBB388-01-013 revision P2 received 4 January 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 extension hereby approved shall be constructed using materials that match those used in the original building in terms of size, colour and texture.

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) Before the pebble dash finish is applied to the outbuilding details of the specification and colour shall be submitted to and approved in writing by the City Council. The development shall be carried out in accordance with the agreed materials.

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

Flat 7, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 6, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 6, 21 Stanley Road, Manchester, M16 8HS
Flat 4, 21 Stanley Road, Manchester, M16 8HS
Flat 3, 15 Demesne Road, Manchester, M16 8HG
Flat 5, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 2, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 11, 28 Alness Road, Manchester, M16 8HR
Flat 8, 28 Alness Road, Manchester, M16 8HR
25A Stanley Road, Manchester, M16 8HS
30 Alness Road, Manchester, M16 8HR
23 Demesne Road, Manchester, M16 8HJ
Flat 5, 21 Stanley Road, Manchester, M16 8HS
Flat 5, 15 Demesne Road, Manchester, M16 8HG
Flat 4, 15 Demesne Road, Manchester, M16 8HG
Flat 2, 15 Demesne Road, Manchester, M16 8HG
Flat 1, 15 Demesne Road, Manchester, M16 8HG
Flat 4, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 3, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 3, 9 Demesne Road, Manchester, M16 8HG
Flat 2, 9 Demesne Road, Manchester, M16 8HG
Flat 1, 9 Demesne Road, Manchester, M16 8HG
Flat 12, 28 Alness Road, Manchester, M16 8HR
Flat 10, 28 Alness Road, Manchester, M16 8HR
Flat 9, 28 Alness Road, Manchester, M16 8HR
Flat 7, 28 Alness Road, Manchester, M16 8HR
Flat 6, 28 Alness Road, Manchester, M16 8HR
Flat 3, 21 Stanley Road, Manchester, M16 8HS
Flat 2, 21 Stanley Road, Manchester, M16 8HS
Flat 1, 21 Stanley Road, Manchester, M16 8HS
Flat 5, 28 Alness Road, Manchester, M16 8HR
Flat 4, 28 Alness Road, Manchester, M16 8HR
Flat 3, 28 Alness Road, Manchester, M16 8HR
Flat 2, 28 Alness Road, Manchester, M16 8HR
Flat 1, 28 Alness Road, Manchester, M16 8HR
23 Alness Road, Manchester, M16 8HR
Polonia, 17 Demesne Road, Manchester, M16 8HG
Flat 9, 11 - 13 Demesne Road, Manchester, M16 8HG
25 Alness Road, Manchester, M16 8HR
25B Stanley Road, Manchester, M16 8HS
Flat 10, 11 - 13 Demesne Road, Manchester, M16 8HG
Flat 8, 11 - 13 Demesne Road, Manchester, M16 8HG

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH