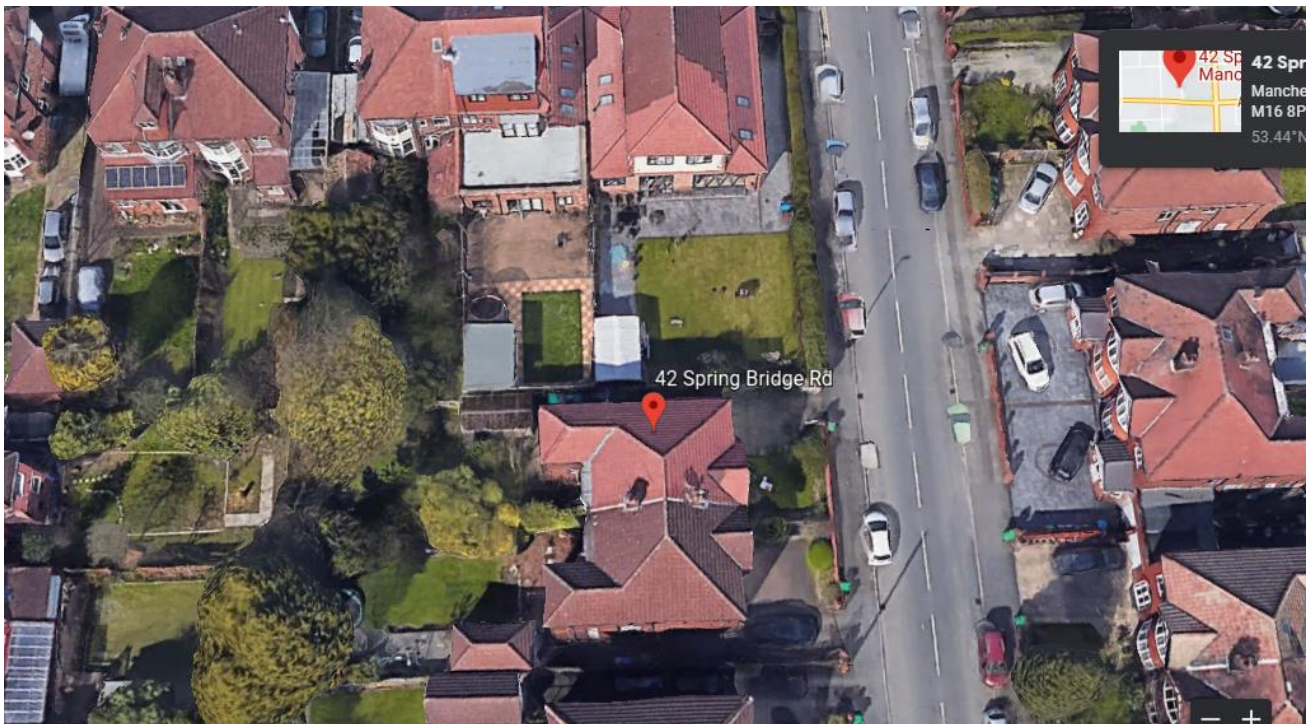


Planning

Growth & Development

Delegated officer report for planning application

Application no. 128787/JO/2020
Date registered valid: 9 December 2020
Proposal: Variation of condition number 2 (specified plans) from planning permission reference 126439/FH/2020 to allow introduction of garage, hipped to gable roof extension and alterations to ground floor rear extension
Address: 42 Springbridge Road, Manchester, M16 8PU
Ward(s): Whalley Range Ward
Applicant: Mr Kaleem Iqbal, 62 Brammas Close, Slough, SL1 2TR
Agent (if any): Mr Umayr Azam, Northedge Architecture, 10 Jasmine Close, Manchester, M23 9EY
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Refuse
Date of recommendation: 3rd February 2021



Application details

Type of application:	Variation or Removal of Condition
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 11 Dec 2020 Expired: 1 January 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 application site relates to a two storey, red-brick faced dwelling house located within a residential estate in the Whalley Range area of South Manchester. The property benefits from a 2 storey outrigger projecting from the rear of the property. The front of the property is characterised by bay windows at first and second floor and a front gable above the first floor bay window. The property is bounded by the adjoining property of 44 Springbridge Road to the South, the rear gardens of 1, 3 and 5 Gildridge Road to the North, and the rear garden of 8 Highbury Road to the West.



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

Description of area

This area is predominantly residential in character.

Description of development

Variation of condition number 2 (specified plans) from planning permission reference 126439/FH/2020 to allow introduction of garage, hipped to gable roof extension and alterations to ground floor rear extension

Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments were received as a result.

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.
- 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

Principle

The application for the variation to the approved plans are considered to be unacceptable in principle. The alterations would see changes to allow the introduction of garage , hipped to gable roof extension and alterations to ground floor rear extension.

Plans considered

Location Plan

Received by Manchester City Council as Local Planning Authority 3rd December 2020

Dwg 20-14-20-001 R10 Proposed Ground Floor Plan and Site Plan

Dwg 20-14-20-002 Plan R10 Proposed First and Second Floor

Dwg20-14-003 R7 Proposed Elevations

Email from Umayr Azam dated 1st April 2020 confirming use of property as family dwelling received via email 1st April 2020

History

Previous planning history for the property includes - 126439/FH/2020- Erection of a two storey side extension with hipped roof, part two, part single storey rear extensions, rear dormer and single storey entrance porch to provide additional living accommodation- Approved 18th May 2020.

Residential Amenity

The proposal would see the introduction of a garage within the existing footprint of the ground floor side extension, hipped to gable roof extension and alterations to ground floor rear extension. Records show that previous negotiations have taken place with the agent/applicant raising concerns with regards to the impact of the proposed hip to gable roof. This was addressed in the previous application whereby the applicant removed this element of the scheme from the proposal. The City Council maintains that of the hip-to-gable conversion and change of hip on the proposed gable roof extension would provide potential impacts of overshadowing and loss of light on the gardens of the properties on Gildridge Road that form the northern boundary with the application property.

Scale and Mass

The City Council considers that the scale and mass of the hip to gable given its relationship to neighbouring properties and the increase in the first floor rear element and the hip to gable

projection here, would be detrimental to the amenity of occupiers of the adjacent properties. It is therefore considered that the proposal would be out of character with the existing and surrounding properties in the area. The proposal is not satisfactory and is considered not to accord with the principles policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered unacceptable with the existing and surrounding properties in the area. The design is not detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development does not accord with Core Strategy Policies DM1 and EN1 and in general the design is considered unacceptable.

Conclusion

The proposal is considered unacceptable in this location, in terms of design, scale and massing and it is considered that the proposal would create loss of amenity to neighbouring occupiers, of the present and future occupiers of the application site. For the above reasons, the proposal would have a detrimental impact on visual or residential amenity and therefore does not accord with saved UDP policy DC1 and policies SP1 and DM1 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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

- 1) The proposed enlargement of the roof hip-to-gable conversion together with the proposed gable roof of the two storey side and rear extension, would provide an unacceptable impact of overshadowing and loss of light on the gardens of the properties on Gildridge Road that form the northern boundary with the application property. The proposed development is therefore contrary to the provisions of policies saved policy DC1 of the Unitary Development Plan for the City of Manchester, DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Gildridge Road, Manchester, M16 8PS
101 Springbridge Road, Manchester, M16 8PU
44 Springbridge Road, Manchester, M16 8PU
105 Springbridge Road, Manchester, M16 8PU
103 Springbridge Road, Manchester, M16 8PU
8 Highbury Road, Manchester, M16 8PT
6 Highbury Road, Manchester, M16 8PT
7 Gildridge Road, Manchester, M16 8PS
5 Gildridge Road, Manchester, M16 8PS
3 Gildridge Road, Manchester, M16 8PS
42 Springbridge Road, Manchester, M16 8PU
3 GILDRIDGE RD, MANCHESTER, M16 8PS
3 Gildridge Road, Manchester, M16 8PS

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH