

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128452/FH/2020

Date registered valid: 30 October 2020

Proposal: Amendment to previously approved application 127551/FH/2020 to alter the colour of the tile hanging on dormer loft extension.

Address: 34 Albemarle Road, Manchester, M21 9HZ

Ward(s): Chorlton Ward

Applicant: A Simpson & P Haywood 34 Albemarle Road, Manchester, M21 9HZ

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 03.12.2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken due to Covid Pandemic

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 November 2020 Expired: 24 November 2020

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The proposal relates to a two storey semi-detached residential property within a residential area of Chorlton. The property has been subject to previous extensions including a part single part two storey side extension and single storey rear extension. Previous approvals have also incorporated a rear dormer and hip to gable extension which has not yet been constructed but formed part of planning approval reference 113768/FH/2016 which has been part implemented, the owner can therefore undertake the works to install a dormer and hip to gable extension under this consent.

Description of development

The proposals have been previously approved and consist of a hip to gable extension to the existing part single part two storey side extension. The proposals are to amend the previously approved material to the dormer (approved application 127551/FH/2020) to alter the colour of the tile hanging on dormer loft extension. It was previously proposed to use red tiles to be used - 'as per adjacent property', this referred to number 32 which is not adjoined to this property. Number 36 the adjoining semi-detached house, has subsequently erected a dormer loft with grey/black tiles. The applicant wishes to achieve a better appearance by matching the tile colour of the adjoining semi-detached property.

In addition, it is proposed to erect low wood slatted fence at front of property attached to low wall which adjoins the pavement. The fence would not exceed the height of the current white gate post and would be a total height of approximately 123cm from pavement level.

Proposed elevation drawing showing the proposed hip to gable extension and the consent dormer and hip to gable extension to the main roof. It is anticipated by the applicant that these works would be undertaken at the same time as the installation of the rear dormer and hip to gable extension previously consented and part implemented under planning permission 113768/FH/2016.

Planning History

127551/FH/2020 - Amendment to previously approved application 113768/FH/2016 to alter the roof from a hip to gable end to provide additional living accommodation. Approved 17.09.2020

113768/FH/2016 - Erection of a single storey side extension and rear dormer to provide additional living accommodation Approved 8th November 2016

108983/FH/2015/S1 - Erection of part single/part two storey side and rear extension following demolition of existing garage and rear single storey extension to form additional living accommodation Approved 17th July 2015



Front of 34 Abermarle Road extent of proposed fence is edged blue

Consultations & Notification Responses

Neighbouring occupiers were notified of the proposals. No responses were received.

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of the proposals has previously been established through the granting of planning permission 127551/FH/2020 consideration is required to the change in proposed materials for the roof dormer and the installation of a portion of fencing to the front boundary wall to bring it level with the existing gate posts.

Residential Amenity - The proposals granted consent are located within the roof space of the existing side extension. The approved change to a hip profile would not give rise to inclusion of any windows and given the extensions to the adjacent property at the side would not give rise to unacceptable impacts on residential amenity.

Character of the Area - It is not considered that the proposal would give rise to unacceptable impacts on the character of the area. The adjacent property has undertaken similar extensions and incorporated gable ends to their side extension and utilised materials in the dormer that the applicant wishes to replicate in order to provide a visual continuity.

As such the proposals would provide some visual symmetry within the street scene. Given the set back to the constructed first floor element, the physical gap between the property and adjacent property it is not considered that the proposal would give rise to unacceptable visual impacts on the streetscene.

The proposed slatted fence to the front boundary wall would be installed to be level with the existing gate posts located at the entrance to the driveway and would be at a similar height to

the existing dividing fence with the adjoining property and would be approximately 1m 23 in combined height with the existing boundary wall. It is noted that there are a variety of walls, fences and hedges in the vicinity of the site and it is not considered that this small limited addition to the existing boundary wall would give rise to unacceptable harm to the streetscene.

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

The application has been determined in a positive and proactive manner in this instance no issue have arisen during consideration of the proposals and a decision has been issued within statutory timescales.

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:

Drawing 'Proposed hip-to-gable roof over existing side extension' date stamped as received by the City Council on 30th October 2020

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 materials to be used on the external surfaces of the development hereby permitted shall be arranged and match those of the existing dwellinghouse in type, size, colour and texture

except the rear dormer which shall be completed in the materials as detailed within the submitted application form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The installation of the fence to the front boundary wall hereby approved shall be undertaken in accordance with the details as set out within the submitted application form and shall, when combined with the existing front boundary wall, not exceed the height of the existing gate posts located alongside the front boundary wall.

Reason - To ensure the appearance of the proposed fence reflects that contained within the application pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

18A Vicars Road, Manchester, M21 9GY
37 Albemarle Road, Manchester, M21 9HX
36 Albemarle Road, Manchester, M21 9HZ
32 Albemarle Road, Manchester, M21 9HZ
39 Albemarle Road, Manchester, M21 9HX
35 Albemarle Road, Manchester, M21 9HX

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH