

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140025/FH/2024

Date registered valid: 24 May 2024

Proposal: Erection of a single storey side and rear extension following demolition of existing outrigger to provide additional living accommodation.

Address: 19 Aldermay Road, Manchester, M21 7QW

Ward(s): Chorlton Park Ward

Applicant: Abbas and Hanna Youssefi

Agent (if any): Mr Adam Bramley, Alter studio

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 June 2024

Standard consultations: Printed: 31 May 2024 Expired: 21 June 2024

Neighbour notifications: Printed: 31 May 2024 Expired: 21 June 2024

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey C3 semi-detached dwellinghouse of redbrick and cream render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, a tarmac driveway and modest front garden/yard bordered by a low-level stone wall, single storey rear outrigger, and a detached outbuilding situated within the rear garden.

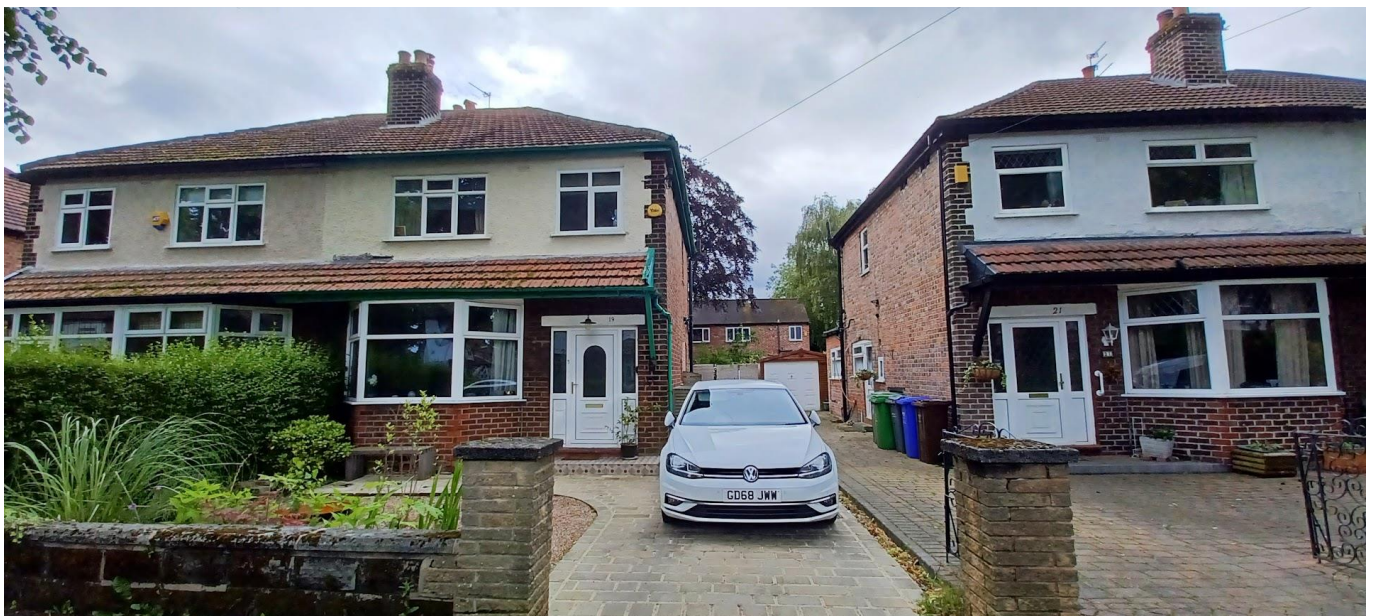


Figure 1. Front view.



Figure 2. View of side of property.



Figure 3. Rear view.



Figure 4. Rear amenity space.

Description of area

Aldermay Road is a residential street situated within the Chorlton Park ward of Manchester, close to Southern Cemetery, Chorlton Water Park, and Princess Road (A5103). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension following demolition of existing outrigger to provide additional living accommodation.

Planning history

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Environmental Health made no objection to the proposal, requesting a construction/demolition hours condition be attached to the decision notice.

Neighbourhood Team Leader (Arboriculture) highlighted the presence of an existing mature copper beech tree at the rear end of the site, requesting either an Arboricultural Impact Assessment or a Tree Protection Plan be submitted in order to safeguard the tree from any potential harm caused as a result of the works.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”)

was adopted by the City Council on the 11th of July 2012:

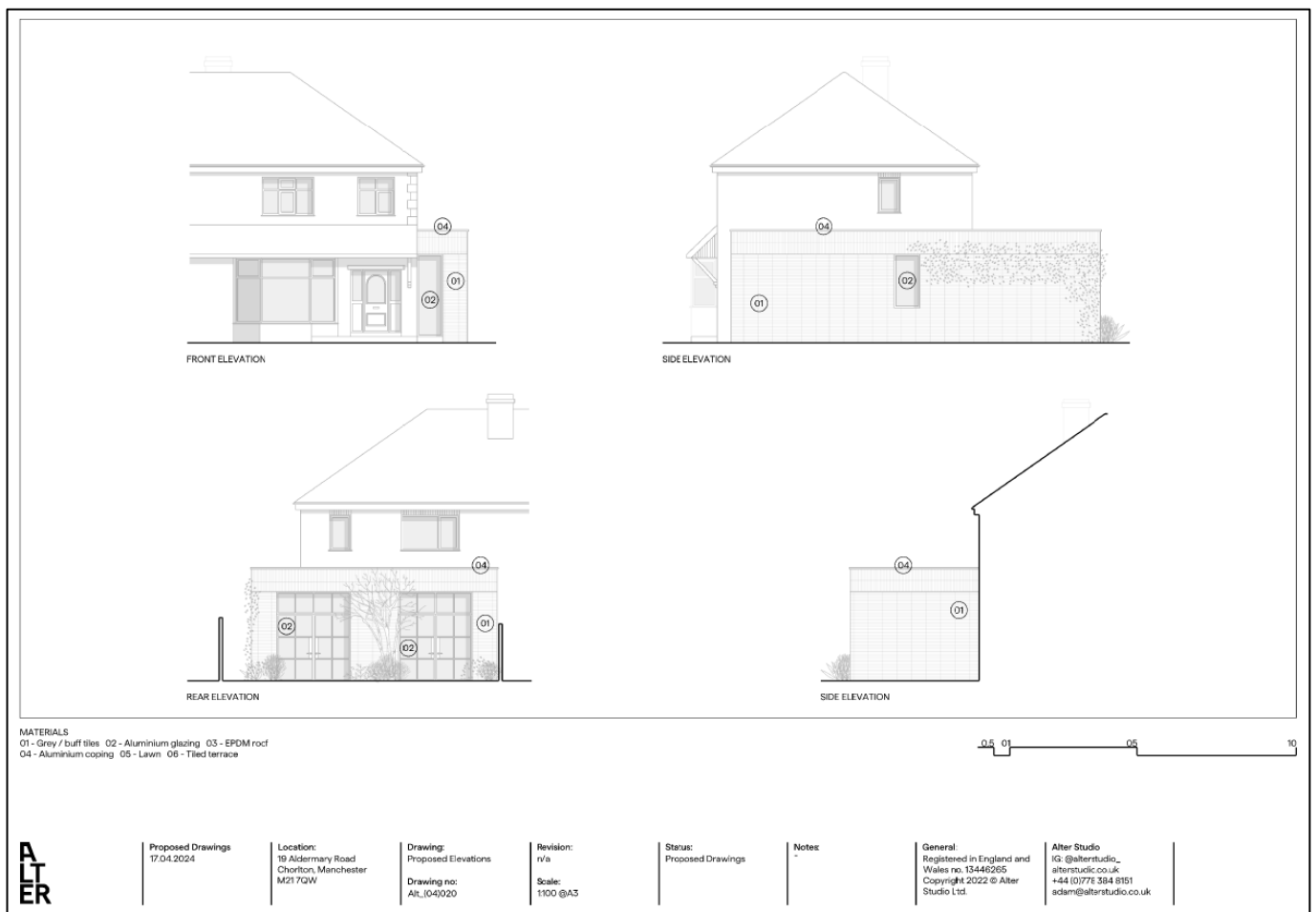
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

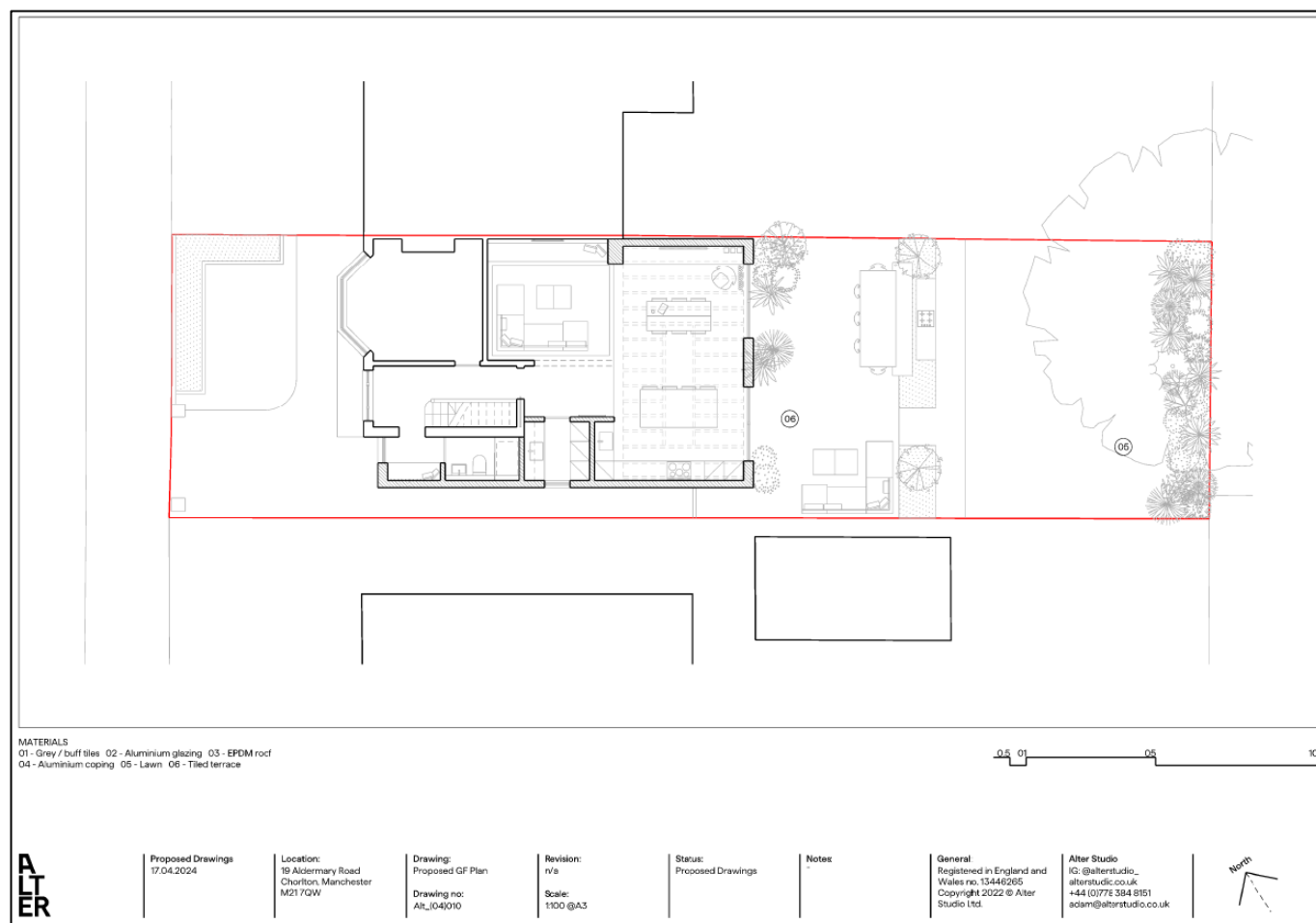
The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places





Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, wrapping around its southeastern and southwestern elevations. It would project 4.107m rearwards, with a length/depth of 11.545m (setback from the front of the property by 0.431m), a sideward projection of 1.547m, width of 7.689m and flat roof height of 3.556m. It would be sited along the boundary shared with No.17 Aldermay Road (the adjoining semi) and would maintain a gap of 0.9m to the boundary shared with No.21 Aldermay Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and

would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be clad in ‘sand’, ‘mud’, or ‘pearl’ (to be confirmed via condition discharge) Nolita brick porcelain stoneware/tiles to its front, side and rear elevations with an EPDM-finish flat roof and aluminium-framed windows and doors. Its northeastern side elevation (facing No.17 Aldermay Road) would be blank and featureless, whilst its rear elevation would feature two sets of full-height aluminium doors. Its southwestern side elevation (facing No.21 Aldermay Road) would feature one window (conditioned to be obscurely glazed), whilst its front elevation would feature one full-height window. Two skylights would be featured atop its flat roof.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the side and rear of the property, it is acknowledged that elements of the proposal would be visible within the street scene and public realm. However, the proposal's use of sympathetic materials (to the appearance of the host dwellinghouse) should ensure that the extension does not form a prominent visual feature within the area. This is on the basis that the muted/light colouration of the proposed Nolita brick porcelain stoneware/tiles would feature a similar palette to the existing cream-coloured render at first-floor level on the property's front elevation. Therefore, despite the introduction of new visual elements to the property (i.e., Nolita brick porcelain stoneware/tiles), the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Residential amenity – given that the extension would be single storey, with a maximum flat roof height of 3.556m and rearward projection of 4.017m, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing feature into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed, thereby ensuring that the privacy of neighbouring occupiers would not be compromised as a result of the works.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Trees – Neighbourhood Team Leader (Arboriculture) highlighted the presence of an existing mature copper beech tree at the rear end of the site, requesting either an Arboricultural Impact Assessment or a Tree Protection Plan be submitted in order to safeguard the tree from any potential harm caused as a result of the works.

However, in their email correspondence dated to the 13th June 2024, the applicant's agent confirmed that no trees are to be affected by the proposal, therefore an Arboricultural Impact Assessment and Tree Protection Plan would not be required in this instance.

Other matters – in their email correspondence dated to the 13th June 2024, the applicant's agent confirmed that the rear terrace depicted on the submitted plans would sit flush with the ground, thereby according with permitted development rights.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'Proposed Elevations', numbered 'Alt_(04)020', stamped as received by the City Council as Local Planning Authority on the 16th May 2024.

- 'Proposed GF Plan', numbered 'Alt_(04)010', stamped as received by the City Council as Local Planning Authority on the 24th May 2024.

-Agent email correspondence dated to the 13th June 2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) No above-ground works shall commence unless and until samples and/or specifications of the tiles to be used on the external elevations of the extension have been submitted to and approved in writing by the City Council as Local Planning Authority.

Thereafter the development shall be carried out in accordance with those details.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the developments hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

5) Before first occupation, the proposed windows in the side elevation facing No.21 Aldermay Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

16 Aldermary Road, Manchester, M21 7QN
21 Aldermary Road, Manchester, M21 7QW
16 Derwent Close, Manchester, M21 7QT
18 Aldermary Road, Manchester, M21 7QN
14 Aldermary Road, Manchester, M21 7QN
14 Derwent Close, Manchester, M21 7QT
17 Aldermary Road, Manchester, M21 7QW

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA