Application Number	Date of Appln	Committee Date	Ward
139066/FH/2024	8th Feb 2024	14th March 2024	Whalley Range Ward

Proposal Erection of a two-storey side extension, single-storey rear extension and front porch extension to provide additional living accommodation.

Location 183 Withington Road, Manchester, M16 8HF

Applicant Mr Naseem Haider

Agent Mohammed Nasar Ishfaq, JAAN Architects Ltd

Executive Summary

The applicant is seeking permission for the erection of a two-storey side extension, single-storey rear extension and front porch extension to provide additional living accommodation for a family dwellinghouse. The property is not listed; however it is sited within the Whalley Range conservation area.

Ten neighbouring dwellings were notified of the proposed development and one letter of objection was received. The key issue that was raised was concern relating to the proposal's lack of visual subservience to the host dwellinghouse. This is fully considered within the main body of the report.

The application has been brought before the Planning and Highways' Committee for consideration as the applicant is an employee of the Council.

Description

The immediate vicinity of the application site is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses as well as residential apartment complexes with St Margaret's Church of England Primary School also located in relatively close proximity to the site. This stretch of Withington Road runs parallel to Alexandra Road South and forms part of the Whalley Range conservation area in the Whalley Range ward of Manchester.

The conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.



Figure 1. Excerpt from Google Maps, with application site edged in red.

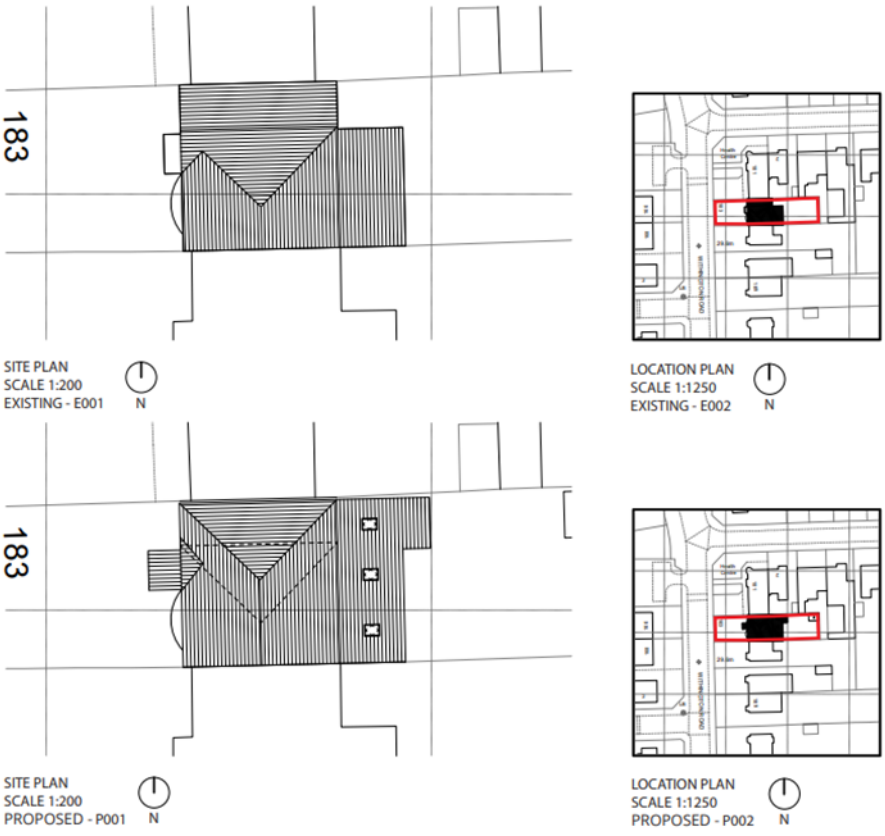


Figure 2. Submitted existing and proposed site and location plans.

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red concrete tile hipped roof with a gable end roof form to the front. The property features white render at ground and first floor level to its principal elevation, with redbrick at ground and first floor level to its side and rear elevations. The property also features white uPVC windows, including a two-storey bay to the front, a tarmac front driveway, a front porch extension, a single storey side extension (with a flat roof form), a single storey rear extension, and a detached outbuilding situated within a spacious rear garden.

The front amenity space consists entirely of hardstanding which forms a large driveway for the property and is bordered by a mid-level redbrick wall with brick piers to the front, and high-level timber fencing to its side boundaries. The property's rear garden consists largely of soft landscaping and is partially bordered by high-level timber fencing to its shared boundaries. The neighbouring plot of No.185 Withington Road is of a similar size and shape as the application site, whereas No.181 Withington Road forms a spacious corner plot and No.2 Demesne Road is smaller in terms of its size.

The applicant is seeking permission for the erection of a two-storey side extension, single-storey rear extension and front porch extension to provide additonal living accommodation for a family dwellinghouse.

Consultations

One letter of objection received from a local resident which can be summarised as follows:

- The proposal would not read as a subservient addition to the property.
- On the front elevation, the extension should feature a setback.

Flood Risk Management made no objection to the proposal.



Figure 3. Principal elevation of property.



Figure 4. Rear elevation of property.



Figure 5. Shared boundary with No.185 Withington Road.



Figure 6. Shared boundary with No.181 Withington Road.



Figure 7. Shared boundary with No.181 Withington Road and No.2 Demesne Road.



Figure 8. Rear amenity space.

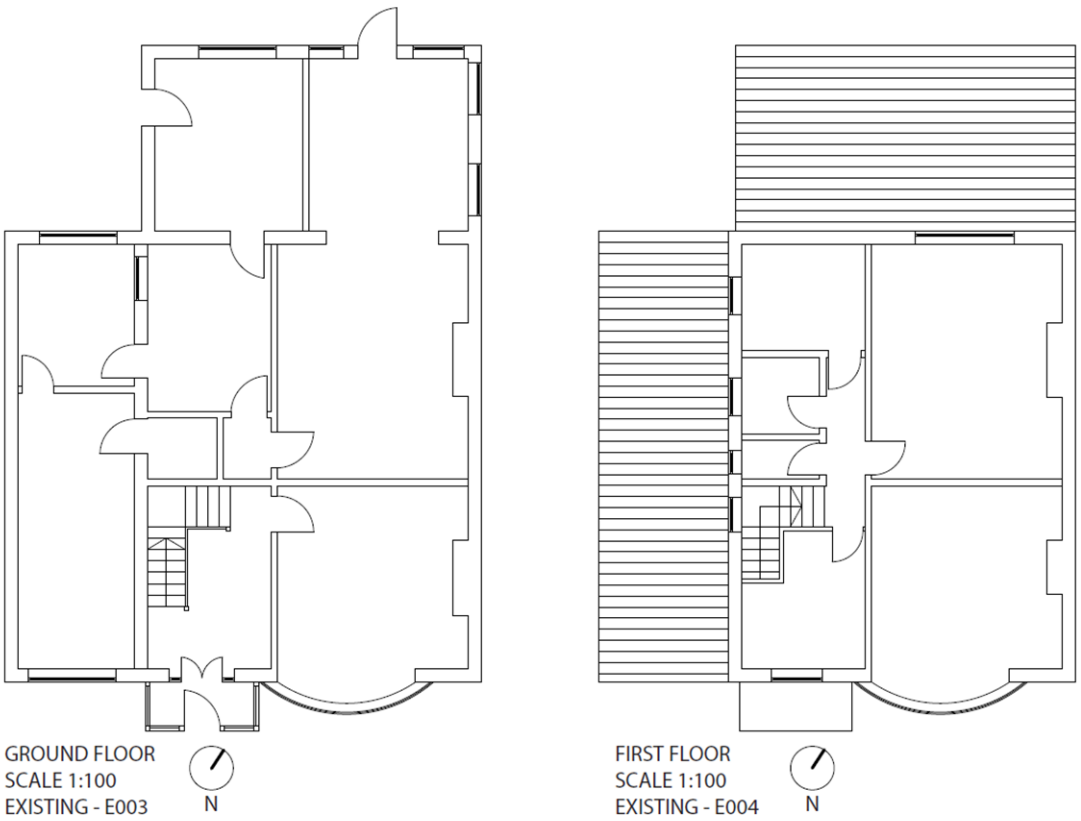


Figure 9. Submitted existing ground and first floor plans.

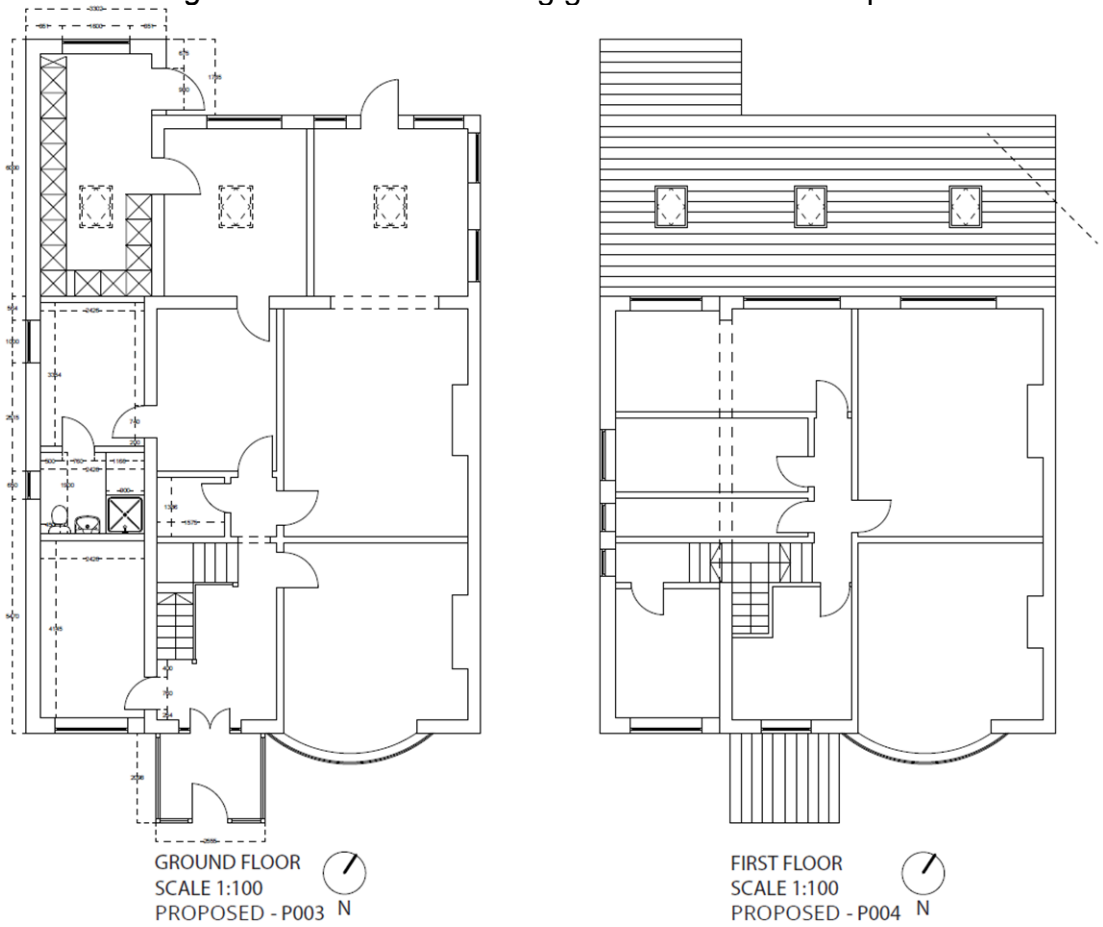


Figure 10. Submitted proposed ground and first floor plans.



Figure 11. Submitted existing and proposed elevations.

Policies

The Core Strategy Development Plan Document (2012-2027):
The "Core Strategy" was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1: Spatial Principles – 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 and protect and enhance the built and natural environment.

Policy DM1: Development Management - This policy states that 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.
• Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Policy EN3: Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled

ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Unitary Development Plan 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 and are relevant to consideration to the proposed extension to a residential dwellinghouse.

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

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 Policy

DC1.3 states that Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as

a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require adaptations to their homes.

Policy DC18 of the Unitary Development Plan seeks to encourage and help ensure the protection, preservation and enhancement of the Council's conservation areas, which are areas of special character representing the rise and development of the world's first industrial city. The protection of such areas helps stimulate local pride and encourages both tourism and further investment. The policy gives effect to the obligation placed on the Council by statue to give particular attention to the quality of developments within conservation areas.

DC18.1 The Council will give particularly careful consideration to development proposals within
Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.
b. The Council will not normally grant outline planning permission for development within
Conservation Areas.
c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Guide to Development In Manchester:
The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework (2023):
The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in December 2023 and 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, i.e., the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Chapter 2 'Achieving sustainable development':
Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 12 'Achieving well-designed and beautiful places':
Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135 states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging

appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users52; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 16 'Conserving and enhancing the historic environment':
Paragraph 200 states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 201 requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203 goes on to state 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 205 states 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 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 208 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 viable use.

Other Legislative requirements:
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.

Places for Everyone:
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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 allowing residents to extend and develop their homes to provide enlarged or improved living accommodation is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers.

In this instance however, the principle of the proposal is considered unacceptable as it is believed that there are factors of sufficient weight in terms of amenity, as well as the proposal's detrimental impact upon the Whalley Range conservation area, which would warrant the refusal of this application.

On balance, the proposal is deemed to conflict with saved policies DC1 and DC18 of the UDP, policies DM1, SP1 and EN3 of the Core Strategy and chapters 12 and 16 of the NPPF.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, facing north and east, replacing the existing single-storey side extension and adjoining the existing single-storey rear extension.

At ground floor level, the extension would project 6m rearwards from the host dwellinghouse, with a total length / depth of 16.199m, a sideward projection of 2.775m, width of 3.302m (10.635m when combined with the existing rear extension), mono pitch roof height (to the rear) of 3.948m and an eaves height of 2.433m. It would be sited just off the boundary shared with No.181 Withington Road and No.2 Demesne Road, maintaining a gap of 0.2m, and would maintain a gap of 7.336m to the boundary shared with No.185 Withington Road. At first floor level, the extension would have a length / depth of 10.2m (featuring no setback from the front of the property), a sideward projection of 2.775m, a hipped roof height of 8.803m (to match the existing) and an eaves height of 5.57m (also to match the existing). A gap of 0.2m would be maintained to the boundary shared with No.181 Withington Road.

The porch extension would be sited at the front of the property, facing west. It would project 2.098m frontwards, with a width of 2.555m, a dual pitch roof height of 3.16m and an eaves height of 2.311m. A gap of 3.184m would be maintained to the boundary shared with No.181 Withington Road, and a gap of 1.309m would be maintained to the boundary shared with No.185 Withington Road.

Overall, the siting, scale, and massing of the proposal is considered to be unacceptable. This is largely due to the side and rear extension's excessive mass and bulk which, when combined with its inappropriate siting along the plot's shared boundaries, would result in the introduction of a visually imposing and overbearing feature for neighbouring occupiers, to the detriment of residential amenity. Moreover, the extension's lack of a first-floor setback together with its lack of a reduced ridge height would result in the proposal failing to read as a visually subservient addition the host dwellinghouse, instead representing an 'excessively large and bulky' extension, which would be out-of-keeping with the character of the surrounding residential properties as well as creating a visual imbalance with the appearance of the adjoining semi, when viewed collectively.

The proposal is therefore considered to act against the principles set out in policy DC1 of the UDP as well as policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

Appearance and visual amenity – the details included on the submitted application form indicate that the proposal would be built of red brickwork and grey concrete roof tiles to match the existing in addition to white / grey uPVC windows, and white / grey composite doors.

The existing property includes the use of white render at both ground and first floor level to the property's principal elevation as well as red concrete roof tiles, rather than grey. If a scheme is to be looked upon favourably in the future, then the proposed materials would need to match those of the existing main house.

It is considered that the proposal would be of inappropriate design and would have the potential to cause unnecessary and undue harm to the appearance and character of the host dwellinghouse as well as the overall visual amenity of the area. This is largely due to the proposal failing to read as a subservient addition to the host dwellinghouse in terms of its dimensions. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene with the result of unacceptable visual harm as it would imbalance the appearance of the adjoining semi detached house.

The proposal therefore conflicts with policy DC1 of the UDP, policy DM1 of the Core Strategy and chapter 12 of the NPPF.

Impact upon the Whalley Range conservation area – as previously discussed, the proposal would fail to read as a subservient addition to the host dwellinghouse and fails to provide sufficient information with regard to the proposed materials and finishes of the development.

It is therefore considered that the proposed two storey side extension would form an unacceptable feature within the street scene which would be detrimental to the character of the Whalley Range Conservation Area and, although that harm would be categorised as less than substantial, there are no overarching public benefits which would outweigh that harm in terms of enlarged or improved residential accommodation.

There is no objection to the loss of the existing single storey extensions at the application property in relation to impact on the character of the conservation area.

The proposal therefore conflicts with policy DC18 of the UDP, policy EN3 of the Core Strategy and chapter 16 of the NPPF.

Residential amenity – due to the excessive mass and bulk of the side and rear extension in combination with its inappropriate siting and proximity to the plot's shared boundaries, it is considered that the proposal would have the potential to give rise to undue harm to residential amenity, in terms of limiting the outlook of neighbouring residents, most notably those occupying No.181 Withington Road and No.2 Demesne Road, through the introduction of a visually imposing, obtrusive and overbearing feature. The rear garden areas to those properties are relatively small and the first-floor element of the proposed two storey side extension is considered to be unacceptable in terms of the impact that would result to the windows and garden areas of those neighbouring houses, with No.181 Withington Road's first-floor rear elevation being sited approximately 8m away from the proposed extension at No.183 Withington Road and No.2 Demesne Road being sited approximately 7.5m away.

Moreover, the proposed ground and first floor windows in the side elevation facing No.181 Withington Road would infringe upon the privacy of neighbouring occupiers to an unacceptable degree. It is considered that this loss of privacy would be unable to be mitigated through an obscure glazing condition as the proposed windows would be sited along the plot's shared boundary with a minimal 0.2m gap maintained. There would be potential for both actual overlooking and also perceived overlooking by windows located so close to the shared boundary.

The proposal therefore conflicts with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the front porch extension would slightly reduce the dimensions of the existing front driveway; however sufficient space would be retained to accommodate at least one vehicle (i.e. 2.4m by 4.8m). The proposal is therefore considered acceptable in this regard.

Flood Risk – Flood Risk Management made no objection to the proposal.

Other matters – the proposal also includes a number of elevational alterations. These are listed below:

- A new window would be installed at first floor level along the rear elevation of the host dwellinghouse.
- Two new flat skylights would be installed along the rear-facing roof slope of the existing rear extension.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing, insufficient details with regard to its proposed materials, inappropriate design choices and resultant negative impact upon the visual and residential amenity of neighbouring occupiers, as well as the overall appearance of the host dwellinghouse, surrounding street scene and Whalley Range conservation area.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however this proposal is considered to cause undue harm to the host dwellinghouse, street scene, Whalley Range conservation area, and the visual and residential amenity of neighbouring occupiers, thus acting against the principles set out in the aforementioned policies, hence the proposal cannot be supported by the City Council.

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 the right to a fair hearing and to this end the Committee 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 polices 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 of the application 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

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal by reason of its excessive scale, massing and bulk, insufficient details with regard to its proposed materials, and inappropriate design , would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, unbalancing the appearance of the adjoining semi-detached house, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse, the surrounding street scene and would also be detrimental to the character of the

Whalley Range Conservation Area, to the detriment of visual amenity and, as such, is contrary to saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1 and EN3 of the Manchester Core Strategy and chapters 12 and 16 of the National Planning Policy Framework.

2) The proposal by reason of its proximity to the plot's shared boundaries, together with its excessive scale, massing and bulk, and inappropriate side-facing windows, would have a detrimental effect upon the residential amenity of neighbouring occupiers, in terms of a loss of privacy, both perceived and real, as well as having an overbearing impact upon the occupiers of the neighbouring properties of No.181 Withington Road and No.2 Demesne Road. The proposal is therefore contrary to policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

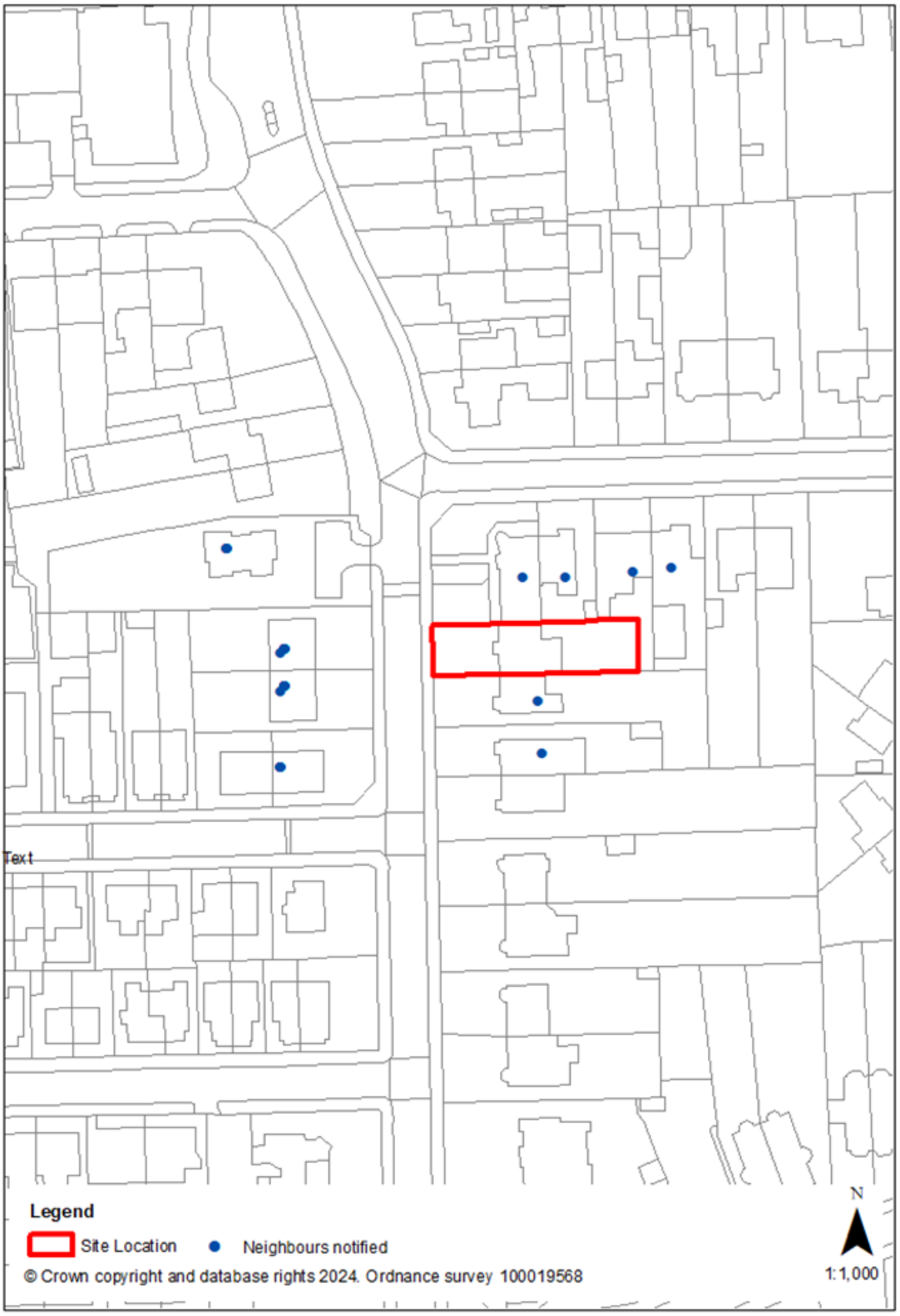
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 139066/FH/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

MCC Flood Risk Management

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Holly Wright
Telephone number : 0161 219 6381
Email : holly.wright@manchester.gov.uk


Text
Legend
Site Location
Neighbours notified
© Crown copyright and database rights 2024. Ordnance survey 100019568
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1:1,000