

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138291/FH/2023
Date registered valid: 19 October 2023
Proposal: Erection of a first floor side extension together with the installation of front, side and rear roof dormer
Address: 1 Aldermary Road, Manchester, M21 7QW
Ward(s): Chorlton Park Ward

Applicant: Mr R Akafekwa
Agent (if any): Mr Vincent Simpson, Draughting Services
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 11th December 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 October 2023 Expired: 14 November 2023

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 site relates to a two storey semi detached property in the Chorlton Park ward area of Manchester. The property is brick with white render and features a front, side and rear extension. Hardstanding and off street car parking are to the front with landscaped garden area to the rear.



Listed building: Not applicable

Conservation area: Not applicable

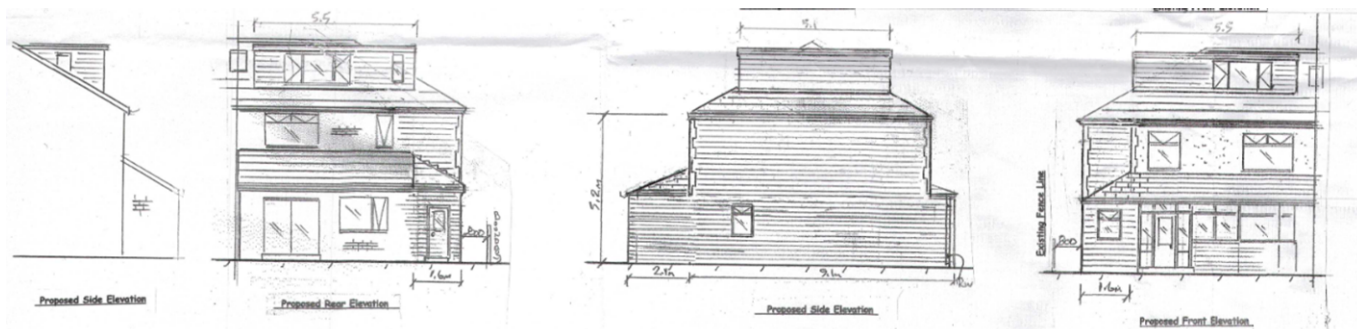
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with houses of a similar design and style.

Description of development

The applicant is seeking planning permission for the erection of a first floor side extension together with the installation of front, side and rear roof dormer.



Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received in respect of this application.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular policy 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 particular adaptations to their homes.
- 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

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

History

Previous applications relating to this site as follows:

132658/FH/2022 - Erection of single storey side extension and porch to provide additional living accommodation. This application was approved on 22nd February 2022

Plans considered

Received 10th October 2023 numbered 2609/23 Existing and Proposed Plans and Elevations

Received 17th October 2023 numbered 2609/23 Proposed Elevations

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant is seeking planning permission for the erection of a first floor side extension together with the installation of front, side and rear roof dormer. The property has previously been enlarged at the front, side and rear by way of single storey extensions. The increase in size would provide and enlarged bathroom and bedroom at first floor with the addition of two more bedrooms within the roof space. During assessment of the proposal, concern was raised with the agent/applicant regarding the unusual design of the wrap around dormer and negotiations were entered into. Unfortunately, the agent/applicant chose not to amend the scheme with instructions to move forward with the scheme as originally submitted.

First Floor

The applicant is proposing the erection of a first floor side extension which would be situated in line with the original front wall of the property extending rearwards in line with the original rear wall of the property. An 800mm gap would be retained to the shared boundary with no. 239 Barlow Moor road. The roof is shown as hipped, reflecting the current roof design of the property. No windows are proposed on the front, side or rear as the existing window arrangements would be sufficient for the extension therefore there is no issue with regards to overlooking or loss of privacy.

Roof extension

The applicant proposes the construction of a front, side and rear dormer. Due to the design, the dormer would wrap around the roof providing a development which would be out of character with the host dwelling and other properties in the area. The development would be visible from several public vantage points, on the approach from Barlow Moor Road onto Aldermay Road and from the front of properties along Barlow Moor Road due to the location of the property. The site is located close to the corner of Aldermay Road and Barlow Moor Road. The result of such an addition by reason of its design, mass and size relative to the roof of the application property, it would appear as a bulky and excessively large feature, and would result in an unduly overbearing visual appearance to the detriment of the general character of the property and the visual amenity of the area within which it is situated.

It was noted during the planning officers site visit that dormers are rarely a feature within the area and particularly, there are no dormers on the front of properties. The Council believes that the introduction of a structure of this size to this part of the property provides visual harm leading to an unacceptable loss of visual amenity and therefore considers the proposal to be unacceptable in this case.

Whilst the first floor side extension would be considered acceptable in isolation to the proposed roof changes, overall, the proposed development would be viewed as an over-dominant, un-subservient, unbalanced, and incongruous feature which is considered to disrupt the existing harmony of the street scene. Therefore, the proposal does not comply with policies DM1, SP1 and EN1 of the Manchester Core Strategy and extant policy DC1 of the Unitary Development Plan.

Siting, scale and massing

Taking into consideration the proposals siting, scale and massing, the proposal is believed to provide an unacceptable impact upon the residential amenities of the surrounding properties which is out of character with the area. It is therefore considered that the development is not satisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the development 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 development does not accord with Core Strategy Policies DM1 and EN1 and in general the design is considered unacceptable.

Waste management

The location of refuse bins are not affected by this proposal.

Parking

Parking is unaffected by this proposal.

Conclusion

Overall, it is considered that the proposal provides visual harm to the occupiers of surrounding properties by reason of its design, scale and massing and prominent position. The proposal leads to an overly dominant and incongruous feature which the City Council considers is out of character with the area. Therefore the development is considered does not comply with Council saved policies DC1 of the Unitary Development Plan and policies DM1, SP1 and EN1 of the Core Strategy

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: 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 due to its prominent location results in the creation of a roof extension which by virtue of its siting, form, scale and appearance, creates an over dominant and incongruous feature which is out of character with, and fails to contribute positively to, the local area. The proposal therefore has an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.'

Appendix 1 – List of consultees & neighbours notified

2B Aldermay Road, Manchester, M21 7QN
5 Aldermay Road, Manchester, M21 7QW
3 Aldermay Road, Manchester, M21 7QW
2 Aldermay Road, Manchester, M21 7QN
2A Derwent Avenue, Manchester, M21 7QP
235 Barlow Moor Road, Manchester, M21 7QL
237 Barlow Moor Road, Manchester, M21 7QL
6 Aldermay Road, Manchester, M21 7QN
4 Aldermay Road, Manchester, M21 7QN
239 Barlow Moor Road, Manchester, M21 7QL

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) -
Susceptible to Surf Water Flood (Less) -