

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135884/FH/2023

Date registered valid: 24 January 2023

Proposal: Erection of a part single part two storey rear extension, two storey front porch together with alterations to the roof including the installation of 2 no. roof dormers to provide additional living accommodation.

Address: 459 Altrincham Road, Manchester, M23 1AA

Ward(s): Baguley Ward

Applicant: Mr Hamid Nawaz

Agent (if any): Mr Nadir Khan NK Architects

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31st March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15th March 2023

Standard consultations:

Printed: 21 February 2023 Expired: 14 March 2023

Neighbour notifications

Printed: 21 February 2023 Expired: 14 March 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 property that is the subject of this householder application is a white render 2 storey link detached dwellinghouse that sits on an angle at the junction of Altrincham Road and Spinney Road. The properties are linked through what was originally a single storey garage but has since been converted to a utility room. It has garden area to the front and sides. The vehicular and pedestrian access is taken off Spinney Road. This was as a result of a previous application for Certificate of Lawful Development to create the access. The frontage is laid to gravel with the rear garden comprising of gravel and formal landscaping with a small Japanese style garden area which backs onto Baguley Brook. The property is identified as 459 Altrincham Road and is of a contemporary feel. Due to the relationship of number 459 to number 1 Spinney Road, the rear of the property runs along the common side boundary with number 1 Spinney Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with an eclectic mix of houses, primarily detached and link detached properties. Many of the properties have had the benefit of a roof redesign as they were of a flat roof construction originally.

Description of development

The proposal is for a full height contemporary glazed extension incorporating the front entrance door, a 2- storey rear extension, a hip to gable incorporating a raising of the existing roof and the installation of 2 dormer extensions to create additional living accommodation. The accommodation provided would be a WC to the ground floor, with an en-suite / walk in wardrobe to the first floor together with the creation of 2 additional en-suite bedrooms within the

converted / extended loft space. This would provide a total of 6 bedrooms from the original 4 bedrooms. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed-no representations have been received.

Flood Risk Management- Have no objections to the proposal having assessed the Flood Risk Assessment. They have however recommended that evidence is provided showing that enquiries have commenced with the Environment Agency relating to any permits required for the works given that the proposals are within 20 metres of a main river. If an email is submitted showing the commencement of this process this would be sufficient to enable the issue of the decision without a pre-commencement condition.

HSE (PADHI) – Do not advise against.

Cadent Gas- No objection

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 The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of extending residential accommodation in a residential area is considered acceptable to meet changing household needs or improve existing accommodation. This is subject to there being no overriding, undue impact upon either the character of the property the area within which it is located or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in terms of amenity that would merit refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The site lies within the Baguley area of Manchester located on the junction of Altrincham Road and Spinney Road. The houses within the area are mainly large family semi- and detached properties varying in size and design.

The application proposes a part single part two storey rear extension together with elevational alterations and the erection of 2 dormers within the proposed raised roof. The extension on the rear would comprise of an infill extension where the rear is currently recessed bringing it in line with the existing rear of the property. The single storey utility room will be extended to create a WC / shower room. There are no windows proposed along the common boundary with number 1 Spinney Road. Coming flush with the existing rear is a 2- storey extension which will create an en-suite bathroom and walk in wardrobe for the existing master bedroom at the first floor over the WC / utility room to the ground floor. The other 2 storey extension is proposed at the main entrance to the house which extends the porch providing a contemporary atrium style entrance way. None of the proposed extensions would result in loss of privacy, overlooking or over dominance when viewed in the context of the neighbouring properties. Any windows look within the applicants' own garden area.

There is sufficient usable external amenity space retained for the occupants of 459 Altrincham Road post development. The materials to be used would match those of the existing property. There are no windows proposed on the side elevations of the extension at either ground or first floors, and as such there is no loss of privacy or overlooking.

It is also proposed to increase the height of the roof and to install two modest dormer extensions within the roof slope. The additional space will provide a further 2 bedrooms. Again, there are no windows proposed in the side elevations, with all the windows being in the rear of the extensions overlooking the applicants own long garden or serving the staircase to the loft room. There are a variety of roof types, extensions and dormers within the area, and it is not considered that the proposed development would have a detrimental impact upon the residential amenity of the neighbouring properties.

Visual Amenity

The materials used are proposed to match those of the main dwellinghouse and will incorporate matching brickwork, render and tiles. The dormers will match the existing roof being constructed in a grey slate, which is a treatment seen elsewhere throughout the area. The design is sympathetic to the host property and those within the immediate area. It is not considered that the proposal would have a detrimental impact on the visual amenity of the neighbouring properties.

Scale and Massing

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, and is not excessively large or bulky, it is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Character of the area

The proposal is similar to other additions to properties within the area, and it is not considered that the proposed development would result in a detrimental impact upon the property itself or the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bins

Not affected by this proposal

Parking

Existing car parking arrangements are not affected by this proposal.

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

619.00-Location Plan received 4th January 2023

619.01A-Proposed Plans and Elevations received 4th January 2023

619.02- Proposed Site Plan received 20th January 2023

Flood Risk Assessment received 24th January 2023

Email to Environment Agency from nk-architects relating to query for permit dated 31st March 2023

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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in. The render to be used shall be a colour through render.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Spinney Road, Manchester, M23 1AD
5 Spinney Road, Manchester, M23 1AD
461 Altrincham Road, Manchester, M23 1AR
2 Parkbrook Road, Manchester, M23 1AN
3 Spinney Road, Manchester, M23 1AD
4 Spinney Road, Manchester, M23 1AB
2 Spinney Road, Manchester, M23 1AB

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 45M

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA