

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134221/FH/2022

Date registered valid: 30 June 2022

Proposal: Erection of single storey rear extension and installation of dormer to the rear.

Address: 551 Altrincham Road, Manchester, M23 1DN

Ward(s): Baguley Ward

Applicant: Mr Radoslaw Jachimowski 551 Altrincham Road, Manchester, M23 1DN

Agent (if any): Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 7 July 2022 Expired: 28 July 2022

Neighbour notifications

Printed: 7 July 2022 Expired: 28 July 2022

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: No

Tree Preservation Order: NO

The application site is a red-brown brick terrace dwelling situated on the south side of Altrincham Road opposite Wythenshawe Park.

The property is set back off the highway by a grass verge.

Description of area

The area is residential on the south side of Altrincham Road, with Wythenshawe Park to the north. The M56 motorway is a short distance to the east.

Description of development

Erection of single storey rear extension and installation of dormer to the rear.

Negotiations

The original proposal included a front dormer and render to the front and rear of the property. The proposal has been modified in line with advice.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Cadent- commented that there is a mains gas pipe running along the public footpath Infront of the application site. Due to the nature of the development and the gas pipe being outside the site edge red of the development no action is required in this instance,

Issues

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 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. This is discussed below.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.

Saved UDP Policy - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Issues

Principle of the Proposal

The principle of extending a residential property in a residential area to create additional living accommodation is considered acceptable. It is an alternative option to moving properties. Whilst not currently a very common feature there are other dormer extensions within the area. Notwithstanding this, the impact upon the levels of residential and visual amenity enjoyed by

adjoining neighbours must be assessed, along with the impact upon the character of the area within which it is located.

Dormer

Residential Amenity - Given the siting and design of the rear dormer it is not considered that the proposal will have a detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties. There are no windows within the side elevation of the dormer, with the windows being in the rear. They are of the same design and location as the windows below in the first floor. The view out of these would be across the applicant's own garden, with a distance of approximately 12 m between the proposal property and the properties to the rear on Wellfield Road, as such there is no overlooking or loss of privacy for the neighbouring properties.

Visual Amenity- It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor the area within which it is located

Design - The design of the rear dormer is considered acceptable. It will be constructed in materials to match and be sympathetic to those on the original dwellinghouse. The dormer is to be constructed in vertical hung tiles and the windows would match those of the existing property, and as such are considered acceptable.

Single Storey Rear

The submitted application is for the erection of a sloping roof single storey rear extension measuring 2.3m projection x 4.4 width x 3m at the highest point.

Fencing divides the adjoining property and sits within a rectangular plot.

The proposed apex roof at the highest point measures 3m and diminishes in height to 2.5m, on balance it is considered that the proposal does not appear to pose a significant impact in terms of visual amenity.

It was also noted that properties within the immediate area have had rear extensions and therefore the modest extension would pose no visual or residential amenity upon the neighbouring properties of within the locality.

One door is proposed on the rear elevation facing the garden. Overall, the proposed openings does not pose issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval regarding no further windows in any of the elevations.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the extension is south facing. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

A101 P2, A104 P2, A105 P2, A106 P2 and A107 P2, received electronically on the 22 August 2022.

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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:

Appendix 1 – List of consultees & neighbours notified

Parks & Events

11 Wellfield Road, Brooklands, Manchester, M23 1BG
1 Wellfield Road, Brooklands, Manchester, M23 1BG
17 Wellfield Road, Brooklands, Manchester, M23 1BG
7 Wellfield Road, Brooklands, Manchester, M23 1BG
19 Wellfield Road, Brooklands, Manchester, M23 1BG
15 Wellfield Road, Brooklands, Manchester, M23 1BG
13 Wellfield Road, Brooklands, Manchester, M23 1BG
9 Wellfield Road, Brooklands, Manchester, M23 1BG
5 Wellfield Road, Brooklands, Manchester, M23 1BG
3 Wellfield Road, Brooklands, Manchester, M23 1BG
553 Altrincham Road, Manchester, M23 1DN
549 Altrincham Road, Manchester, M23 1DN
547 Altrincham Road, Manchester, M23 1DN

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
Area Team Boundary - Name: SOUTH AREA