

Supporting statement for two canopies at 7 Alliot Walk, Hulme, Manchester,
M15 5EW

The site comprises an end terraced dwelling forming a block of four properties. The rear of the dwelling fronts onto a walkway which serves the row of dwellings. To the front is a large garden which runs adjacent to another row of dwellings which are set to the west of the host row of dwellings. The front garden has a side gate which links to another footway located to the rear of the host row of dwellings.

Planning permission was granted for the erection of single-storey front and rear extension to form additional living accommodation (reference 06781/FH/2014/S1) on 5th November 2014. The applicant has built both extensions but slightly different to the approved plans and therefore a non-material amendment has been submitted for the changes to the approved plans.

This proposal seeks retrospective permission for two canopies, one at the rear and one at the front of the dwelling.



The canopy at the rear is shown in the photograph on the right. It consists of a simple canopy to cover the walkway from the rear door to the gate leading onto the footway. The canopy is modest in size and not particularly visible when viewed from the walkway.

The canopy at the front is shown on the left hand photograph. The canopy is attached to the host dwelling and provides a sitting out area for the occupiers of the dwelling. The garden of the property is of a significant size, compared to neighbouring gardens and therefore the canopy in the context of the curtilage is of a relatively modest size. The remaining garden is still of a significant size and is not compromised by the canopy.

The canopy is of a simple flat roof design and is not particularly visible when viewed from the footway located to the front of the dwellings as the photograph on the left hand side shows.

With regard to residential amenity, for neighbouring properties it is considered there will be no impact on the properties that form the rest of Alliot Way. With regard to the properties on Holdgate Way, the canopy projects above the side boundary wall by approximately 0.3 metres. However, the garden lengths of the properties on Holdgate Way are relatively long and therefore the canopy will cause no harm to their living conditions.

Overall the proposal will cause no harm to neighbouring residential amenity, it will not be harmful to the character of the area and it will still result in a significant area of remaining garden area. For the above reasons the Council are requested to approve the application.