

Supporting statement for an outbuilding at 7 Alliot Walk, Hulme, Manchester,
M15 5EW

The site comprises an end terraced dwelling forming a block of four properties. The dwelling backs 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 sought for the changes to the approved plans.

This proposal is for an outbuilding, which is used for storage purposes and which the applicant has part constructed. The building is located at the front of the dwelling and is adjacent to a footway and a large garden area. The building has been partly built in breeze block, however the applicant intends to timber clad the building on all elevations and is prepared to accept an implementation condition if the Council are minded to approve the application. A photo showing the building is below.



Once the building is clad in timber the outbuilding will appear as a shed in the garden area of the host dwelling. When viewed from the footway the building will appear at the end of the footway and give the appearance of an ancillary building to the host dwelling. The proposal is not considered to be harmful to the character of the area.

With regard to the living conditions of neighbouring residents, the nearest are No 5 & 6 Alliot Way. Dealing with No 5 first, the outbuilding is located to the west of this property and opposite the neighbour with the footway in between. Given the modest size and height of the building, together with lack of windows, it will not be harmful to the outlook of the neighbouring residents. The separation distance between the front of No 5 to the outbuilding is approximately five metres and the building extends less than half the frontage of No 5. This is in comparison to the neighbouring properties which have a separation distance of 7.5 metres with windows facing each other and extending across the full frontage of neighbouring properties.

Turning to No 6, it lies to the north of the building. The main frontage of this neighbouring building faces east and the building is outside the angle of view from this property. The building is located about 2.7 metres from the side of No 6 and given its position and modest height and size will not be harmful to the living conditions of No 6.

Overall, with the addition of timber clad to the building, the proposal will not be harmful to the character of the area and will not be harmful to the living conditions of neighbouring residents. The Council are therefore requested to approve the application.