

List No. 8

Withington Ward	Application Number 084022/FO/2007/S1	Date of Appln 31st Jul 2007	Committee Date 13th Sep 2007
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Proposal Erection of a first floor rear extension to no. 190 and a 2 storey rear extension to no. 188, erection of a single storey side extension to no. 190 and enlargement of roof including increase in ridge height of 1.5 metres and formation of gables, construction of porches to front entrances and re-roofing of existing side extension to no. 188

Location 188 And 190 School Grove, Withington, Manchester, M20 4RY

Applicant Mr Alam And Mr Shari 188 And 190 School Grove, Withington, M20 4RY

Agent

Description

This application relates to a pair of two-storey semi-detached properties. Number 188 School Grove is an end house situated at the junction of School Grove and Ashdene Road Withington. This property has an existing single storey side extension and 2-storey rear extension, there is an existing detached garage at the rear. The adjoining house number 190 has a single storey rear extension.

The properties are bordered by residential properties where the dominant house type are semi-detached dwellings with hipped roofs.

This application relates to a single storey side extension and first floor rear extension at number 190. Two storey rear extension at number 188 and re-roofing of existing single storey side extension. The proposal includes enlargement of roof to both properties, including increase in ridge height of 1.5 metres and formation of gables, the eaves height of these properties will remain the same. Also included are front porches to both properties.

Planning History - No. 188 School Grove Withington has twice been refused planning permission. Planning reference 072879/FH/2004/S1 for the erection of part two storey, part single storey side and rear extension was refused on the 4th October 2004. Planning reference 081054/FH/2006/S1 for a part single part 2 storey side extension and part two storey part single storey rear extension was refused on the 6th December 2006 and dismissed on appeal.

The application now under consideration seeks to address the previous issues and reasons for refusal, and yet still provide the living accommodation that these extended families require.

Consultations

Local Residents - 2 letters of objection have been received, on the grounds that:-

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These properties already have large extensions and it is felt it would be more intrusive, block out light and the sky line of the road.
It is considered that the proposal would make the properties too obtrusive in relation to the street.

There have also been 3 Letters of support received from the occupiers of neighbouring properties.

Member of Parliament - John Leech MP has previously been supportive of the applicant's case for additional accommodation for his family.

Issues

Issues

Unitary Development Plan - There are no site specific policies relating to the application site. However, the city wide policies are relevant to this proposal.

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and its impact in terms of visual amenity on this residential area.

Policy DC1 relates to residential extensions and requires that consideration be given to various factors with particular regard given to the general character of the property and the effect upon the amenity of neighbouring occupiers.

Regional Spatial Strategy - There are no specific policies that are relevant to this application.

Principle of the proposal: - It is considered that the proposed development is an acceptable solution in view of the two previously refused planning applications. The proposal is not considered to pose any significant harm to the amenity of adjacent residents or lead to any negative impact on the character of the area, and it is not considered that the proposal will have an over dominant or oppressive relationship on its surroundings.

Visual Amenity/Residential Amenity - The principle issue is whether the proposal will result in an overbearing appearance in the street scene and whether there will be any detrimental impact on the adjacent occupiers in visual terms or otherwise reduce their amenity.

The extension closest to the adjacent neighbouring property would be the proposed single storey side extension at number 190 and this is not considered to have any significant detrimental impact in terms of loss of light/overshadowing on the occupiers of nearby neighbouring properties. The first floor and 2-storey rear extensions are considered to be acceptable and within City Council Policy for residential extensions.

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With regard to the increase in the height of the ridge and formation of gables, as this pair of semi-detached houses are at the end of a row and situated at the junction with Ashdene Road and School Grove which is a wide spacious cross roads it is considered that the more open aspect of this part of the road would compensate for the increase in ridge height. Under these circumstances the proposal is not considered to be detrimental to the visual amenity of local residents or the area.

The proposed porches to the front of the property are considered to be in character with the existing house and the surrounding area.

Conclusion

The Head of Planning believes that the raising of the ridge of the roof and bulk of the building is only acceptable in this case because of the location at the road junction. The recommendation is made accordingly.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

on the basis that the proposal is in accord with the City Council's Unitary Development Plan DC1 and H2.2 and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal complies with policies DC1 and H2.2 and should therefore be approved.

The proposal would provide accommodation to meet changing household needs and would not cause any demonstrable harm to either the visual amenity of nearby occupiers, or upon the visual appearance and character of the area. As such, the proposal would accord with the requirements of policy DC1. In addition, the proposal by reason of its scale and appearance, would not have an unacceptable impact on the surrounding residential area. The proposal would therefore comply with policy H2.2.

Conditions and/or Reasons

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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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy DC1 and H2.2; of the Unitary Development Plan for the City of Manchester.

3) The full development hereby approved shall be built simultaneously and carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: drawings dated the 31st July 2007;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC1 and H2.2; of the Manchester Unitary Development Plan.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 084022/FO/2007/S1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Manchester Leisure

186 School Grove, Manchester, M20 4RY

188 School Grove, Manchester, M20 4RY

190 School Grove, Manchester, M20 4RY

192 School Grove, Manchester, M20 4RY

194 School Grove, Manchester, M20 4RY

23 School Grove, Manchester, M20 4RY

25 School Grove, Manchester, M20 4RY

27 School Grove, Manchester, M20 4RY

29 School Grove, Manchester, M20 4RY

31 School Grove, Manchester, M20 4RY

33 Ashdene Road, Manchester, M20 4RZ

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34 Ashdene Road, Manchester, M20 4RZ
184 School Grove, Manchester M20 4RY, M20 4RY
33 ASHDENE ROAD
21 School Grove, Manchester, M20 4RY

Representations were received from the following third parties:

, 23 School Grove, Manchester, M20 4RY,
, 25 School Grove, Manchester, M20 4RY,
, 33 Ashdene Road, Manchester, M20 4RZ,
, 34 Ashdene Road, Manchester, M20 4RZ,
MR E HALL, 33 ASHDENE ROAD
, 21 School Grove, Manchester, M20 4RY,

Relevant Contact Officer: : Barbara Sheedy
Telephone No. : (0161) 234 4539
Email : b.sheedy@manchester.gov.uk