

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132971/FH/2022

Date registered valid: 17 February 2022

Proposal: Erection of a 1.8 metre high boundary wall to the frontage incorporating electric sliding gates and pedestrian gate.

Address: 2 Needham Avenue, Manchester, M21 8AA

Ward(s): Chorlton Park Ward

Applicant: Mr and Mrs Alonso 2 Needham Avenue, Manchester, M21 8AA

Agent (if any): Mrs Magdalena Haener Pride Road Manchester South 110 Great Stone Road, Manchester, M16 0HD

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12th April 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 March 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 21 February 2022 Expired: 14 March 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

The site relates to a two/three storey modern end terraced town house located at the corner of Needham Avenue and Priory Avenue within the Chorlton Park ward area of Manchester. Amenity space lies to the front and rear with brick boundary wall and hedging.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character located close to Chorlton District Centre.

Description of development

The applicant is seeking planning permission for the erection of a 1.8 metre high boundary wall to the frontage incorporating electric sliding gates and pedestrian gate.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Highway Services – Raise no objections to the proposal.

Policy and 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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 Policy EN 19 - Waste Management
- 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 allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property 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 amenity terms that would warrant 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.

History

There is one previous planning application relating to this site as follow:

Planning reference: 129348/FH/2021 for Erection of porch, alteration to entrance gates and boundary wall, garage conversion with elevational alterations. This application was approved on 29.09.2021.

Residential Amenity

The characteristics of the properties along this street frontage are predominantly terraced properties with some large Victorian properties to the rear and side of the site. Boundary treatment to the front of the application site is partially brick wall with brick columns and some landscaping. The applicant is seeking to erect a 1.8 metre high boundary wall to the frontage incorporating electric sliding gates and a pedestrian gate.

The wall would measure 1.0m in height with the inclusion of timber panels positioned between the brick pillars to a total height of 1.8m.

The wall is visible from the public highway and therefore is featured within the street scene, however, the character of the area would not be altered especially given that there are high walls already visible within the street scene, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Siting, scale and massing

The size and footprint of the proposed wall is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposal is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these match the existing property which are new hit and miss fencing panels between 325 x 325mm brick columns, 4no. x panel sliding gates (1.2m wide leaves) construction to match the fencing, lower gate panels in Cedar planks (grey) and 3no. curved panels in construction to match the fencing. These are considered an acceptable choice of materials. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Highway Safety

MCC Highway Services raise no objections to the proposals on highway or pedestrian safety grounds which are to a single private dwellinghouse.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

Received on 17th February 2022 numbered 60 Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Priory Avenue, Manchester, M21 8BP
5 Maple Avenue, Manchester, M21 8BD
1 Needham Avenue, Manchester, M21 8AA
7 Maple Avenue, Manchester, M21 8BD

2A Needham Avenue, Manchester, M21 8AA
1 Priory Avenue, Manchester, M21 8BP
9 Maple Avenue, Manchester, M21 8BD
4 Needham Avenue, Manchester, M21 8AA

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 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH