

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132604/JO/2021
Date registered valid: 1 February 2022
Proposal: Application to vary condition nos. 2 (approved drawings) and 3 (materials) attached to planning permission 121958/FH/2018
Address: 7 Wynfield Avenue, Manchester, M22 5NE
Ward(s): Woodhouse Park Ward

Applicant: Mr Paul Bird, 7 Wynfield Avenue, Manchester, M22 5NE
Agent (if any):
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 March 2022



Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Standard consultations:

Printed: 4 February 2022 Expired: 25 February 2022

Neighbour notifications

Printed: 4 February 2022 Expired: 25 February 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/area

Two storey semi-detached dwellinghouse with garden to the rear and garden/hardsurfaced area to the front. The property is situated at the head of a small cul-de-sac located off Ringway Road. To the north of the property there is a large off-airport car parking operation.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

The applicant obtained planning permission in January 2019 (ref. 121958/FH/2018) for the erection of a part single/part two storey rear extension to form additional living accommodation.

The proposal has been implemented but the applicant is now proposing to amend the design by installing bi-folding doors and changing the materials to blockwork and render, accordingly he has applied to vary conditions 2 and 3 attached to planning permission 121958/FH/2018.

Consultations & Notification Responses

Local Residents – No comments received

Manchester Airport Safeguarding Officer – No objection but suggests the following informative:

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th 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.

Policy DM1, *Development Management* – This policy states that all development should have regard to specific issues, the following of which are the most relevant:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Issues

Principle of the Proposal – The principle of the development is considered acceptable given the previous granting of planning permission for the same proposal in 2008 (ref. 086347/FH/2008/S2) and 2019 (ref. 121958/FH/2018) Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity.

Design and Siting – The design of the proposed extension, now with the inclusion of the bi-folding doors and render finish is considered acceptable. The siting of the extension has not changed and is still considered acceptable.

Residential Amenity – Due to the proposal's siting and design it is considered that the proposal would not have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of the adjoining dwellings.

Visual Amenity – It is not considered that the proposed extension would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed in the vicinity of the site.

Car Parking – Sufficient off-street parking facilities would remain within the curtilage of the site.

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 to resolve any problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings:

- a) Site Plan, stamped as received on 1 February 2022.
- b) Drawing entitled "Proposed Plans and elevations of a two storey rear extension", stamped as received on 1 February 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.

2) Following completion of the blockwork details of the render (colour and specification) to be used on the external elevations shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be completed and maintained using only the approved external rendering.

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 policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Given the location of this property the applicant should be aware that the airport will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:-

Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft.

Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property.

- o During demolition & construction robust measures must be taken to control dust and smoke clouds. Reason: Flight safety - dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers.

- o All exterior lighting to be capped at the horizontal with no upward light spill. Reason: Flight safety - to prevent distraction or confusion to pilots using MAN.

- o No lighting directly beneath any roof lights that will emit light upwards - only downward facing ambient lighting to spill from roof lights upwards - ideally, automatic blinds to be fitted that close at dusk. Reason: Flight safety - to prevent distraction or confusion to pilots using MAN.

- o The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see:

<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
6 Wynfield Avenue, Manchester, M22 5NE
4 Croyde Close, Manchester, M22 5NT
2 Croyde Close, Manchester, M22 5NT
8 Wynfield Avenue, Manchester, M22 5NE
5 Wynfield Avenue, Manchester, M22 5NE

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 - Within Outer Area
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Airport Noise Index Zone - Noise and Nuisance Index - 60
Area Team Boundary - Name: SOUTH