

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131436/FH/2021

Date registered valid: 7 September 2021

Proposal: Creation of front lightwell and access to basement alterations to existing front boundary wall and installation of brick piers and gate and lowering of left hand boundary wall

Address: 36 Mayfield Road, Manchester, M16 8EU

Ward(s): Whalley Range Ward

Applicant: Ms Pirouet, 36 Mayfield Road, Manchester, M16 8EU

Agent (if any): Mr James Marshall, Abstract Plans Ltd, Unit 15B Highway Farm, Horsley Farm, Coghams, KT11 3JZ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 October 2021

Standard consultations:

Printed: 9 September 2021

Expired: 30 September 2021

Neighbour notifications

Printed: 9 September 2021

Expired: 30 September 2021

Site notice

Posted: 1 October 2021

Expired: 22 October 2021

Press advert

Published: 14 September 2021

Expired: 5 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey semi detached villa with a basement, elevated ground floor and accommodation in the roof void. The property is currently vacant undergoing a wholesale renovation. The property has a front garden 8.25 metres deep an 9 metres wide. There is also a substantial rear garden. The property is on the north side of Mayfield Road in the Whalley Range Conservation area.



There is no planning history in respect of the property.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

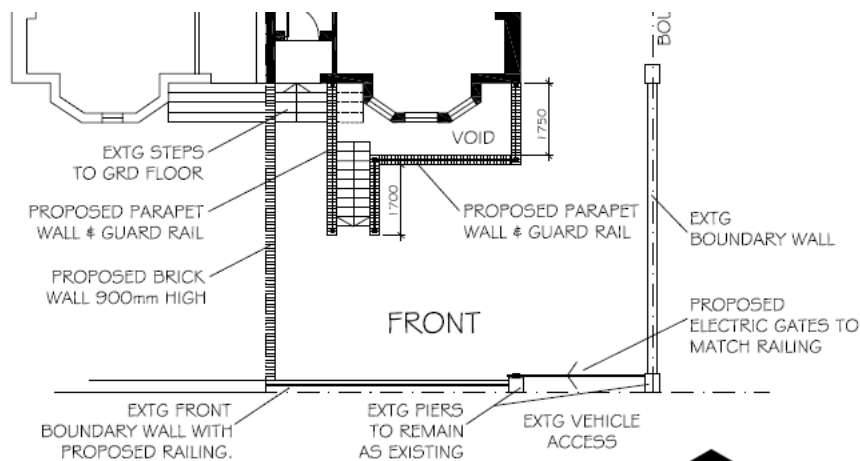
Tree Preservation Order: Not applicable

Description of area

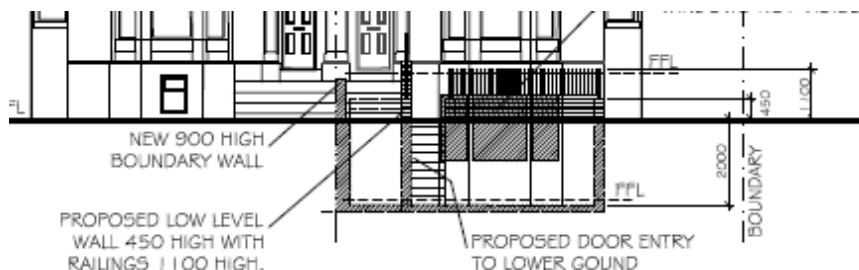
This is a predominantly residential area although the Withington Road Local centre is nearby. There are residential properties to either side and facing the site.

Description of development

Consent is sought to construct an entrance in the basement of the property and to modify the existing boundary walls to the front garden.



The proposed lightwell projects 1.7 metres in front of the main body of the building with the existing bay projecting into this area. The steps down to the lightwell project a further 1.7 metres new windows would be created at basement level and a door beneath the existing steps to the front entrance, the step and lightwell will be enclosed by a low wall and railings, 1.1 metres high in total.



It is proposed to retain the existing brick boundary wall to the front of the property which has stone copings and this will be topped with new railings to a height of approximately 1.8 metres. There will be a matching sliding gate. The design of the railings has yet to be finalised.

The existing wall and railing along the east boundary will be retained and on the west boundary a new brick wall topped with railings to match will be provided.



Existing eastern boundary wall

Consultations & Notification Responses

Local Residents

Two letters have been received objecting to the proposed development and one neutral letter. The issues raised are summarised below.

- Residents are concerned about the loss of the original wall and gate posts.
- concern is expressed that the proposal involves the creation of a fourth flat
- There are no details of refuse storage arrangements
- No details are provided of parking.
- The lightwell would be prone to flooding.
- The replacement of the existing roof tile with original slate is to be welcomed.

Whalley Range Community Forum

Object to the proposed development on the basis of the loss of the original boundary features.

Cadent

Have provided details of their plant in the area which have been passed to the applicant.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC18 which seeks to protect the character of the City's conservation areas.

Issues

Principle

The proposed development seeks to improve the enclosures to the front of the property and to provide a separate entrance to the basement area. These works are considered acceptable in principle.

Front boundary

This has been modified in response to concerns raised and now seeks to retain the existing wall, stone copings and gate posts. However, it is proposed to top the wall with decorative railings of a design to be agreed to a height of 1.8 metres. This is considered to be acceptable and an appropriate condition is proposed. It is also proposed to provide a sliding gate to the same design as the railing, again this is considered to be acceptable.

Side boundary treatments

It is proposed to retain the existing boundary on the eastern side of the property and replicated this on the western boundary. This is considered to be acceptable although as they are less than 2 metres high consent would not normally be required.

Lightwell

The proposed lightwell takes up only a small part of this large front garden to the property and the enclosure is 200 mm higher than the existing front wall to the property. As such it is considered that it would not have a significant impact on the setting of the building.

Alterations to the elevations of the property

The submitted drawings show the insertion of windows in the basement and a new entrance. As a dwellinghouse these do not require consent, however, the windows align with the existing bay windows above and raise no issues. The entrance is partially concealed below the steps leading to the main entrance and would have no significant impact.

Impact on the character of the conservation area

The amended scheme retains the original boundary wall and gate posts which are important features of the conservation area, whilst the lightwell sits at a low level within what is the front garden. On balance it is considered that the proposed works would have a neutral impact on the character of the conservation area.

Conclusion

The proposed works are considered acceptable.

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 manner based on seeking solutions to issues arising from 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:

APL 834-P01 revision A received 13 January 2022
APL 834-P02 revision A received 13 January 2022
APL 834-P03 revision A received 13 January 2022
APL 834-P04 revision A received 13 January 2022
APL 834-P05 revision A received 13 January 2022
APL 834-P06 revision A received 13 January 2022
APL 834-P07 revision A received 13 January 2022
APL 834-P08 revision A received 13 January 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.

3) The development hereby approved shall be constructed using the materials specified on the approved plans and application forms.

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 Core Strategy.

4) Prior to their installation the detailed design of the proposed railings shall be submitted to and approved in writing by the City Council.

Reason - To ensure that the proposed railings are appropriate to the Whalley Range Conservation Area pursuant to Core Strategy policies DM1 and EN3 and saved Unitary Development Plan policy DC18.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Conservation Area Group
Whalley Range Forum

Flat 21, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 20, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 24, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 2, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 4, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 6, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 8, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 10, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 11, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 12, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 13, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 14, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 15, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 16, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 17, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 18, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 19, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 9, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 7, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 5, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 3, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 1, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 23, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 22, The Gallery, 31 Range Road, Manchester, M16 8FS
Flat 3, 36 Mayfield Road, Manchester, M16 8EU
Flat 1, 36 Mayfield Road, Manchester, M16 8EU
Flat 3, 38 Mayfield Road, Manchester, M16 8EU
29 Mayfield Road, Manchester, M16 8FU
23 Range Road, Manchester, M16 8FS
Flat 2, 36 Mayfield Road, Manchester, M16 8EU
Flat 6, 27 Range Road, Manchester, M16 8FS
Flat 6, 25 Range Road, Manchester, M16 8FS
Flat 5, 25 Range Road, Manchester, M16 8FS
Flat 4, 25 Range Road, Manchester, M16 8FS
Flat 3, 25 Range Road, Manchester, M16 8FS
Flat 2, 25 Range Road, Manchester, M16 8FS
Flat 1, 25 Range Road, Manchester, M16 8FS
Flat 4, 27 Range Road, Manchester, M16 8FS
Flat 3, 27 Range Road, Manchester, M16 8FS
Flat 2, 27 Range Road, Manchester, M16 8FS
Flat 1, 27 Range Road, Manchester, M16 8FS
Flat 2, 38 Mayfield Road, Manchester, M16 8EU
Flat 1, 38 Mayfield Road, Manchester, M16 8EU
27 Mayfield Road, Manchester, M16 8FU
Flat 5, 27 Range Road, Manchester, M16 8FS
34 Mayfield Road, Manchester, M16 8EU

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

Conservation Area - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH