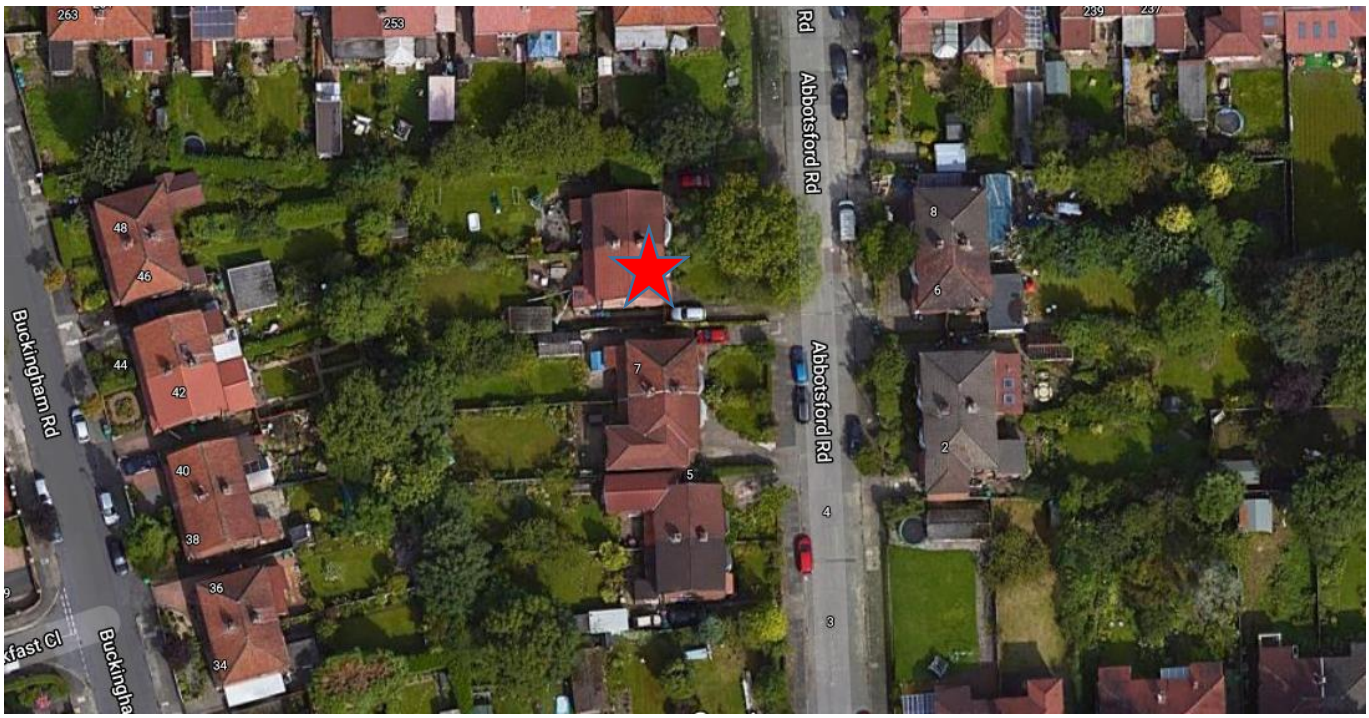
MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131289/NMC/2021
Date registered valid:	9 August 2021
Proposal:	Non Material Change to planning permission 128713/FH/2020 to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered
Address:	9 Abbotsford Road, Manchester, M21 0RJ
Ward(s):	Chorlton Ward
Applicant:	Mr Martin Fraser, Darren Bell, 9 Abbotsford Road, Manchester, M21 0RJ
Agent (if any):	Mrs Magdalena Haener, Pride Road Architects, 110 Greatstone Road, Manchester, M16 0HD
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22nd September 2021**



Application details

Type of application:	Non-Material Change Application
Development type:	Notifications
Date of site visit:	Not required
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	No neighbour notifications have been printed and sent.
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

The site relates to a two storey semi detached property in the Chorlton ward area of Manchester. The property has a gabled roof and projecting front bays at ground and first floors, with gardens to both front and rear. The property is situated within a residential area and predominantly characterised by family dwelling houses, many with original boundary treatments, such as the red-brick boundary walls. There is soft landscaping to the front and rear along the curtilage of the property. The property benefits from a single storey rear outrigger with a detached garage close to the boundary with no. 7 Abbotsford Road.





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

Description of area

This is predominantly a residential area in character.

Description of development

Non Material Change to planning permission 128713/FH/2020 to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered

Consultations & Notification Responses

Not required for this type of application

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- 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.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN 19 - Waste Management
- 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.

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application relates to an approval for the non-material changes to the approved planning permission 128713/FH/2020, to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered. The proposed changes are relatively minor and are considered appropriate for its residential context, the applicant seeks to use materials to match the existing to help reduce the visual impact of the changes and it is considered that any harm as the result of the proposal to be less that substantial.

Overall it is considered that the proposed revisions are of a minor nature and would have no more impact upon either visual or residential amenity than the approved scheme. The amendments would accord with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework (NPPF) and saved policy DC1 of the UDP

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 polices 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

Condition(s) to be attached to decision for approval

1) The proposed amendment relates to lowered ground floor level, patio doors threshold lowered and raised patio deck lowered

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider area.

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

Received on 9th September 2021 numbered 4 Rev E Proposed Floro Plans
Received on 9th September 2021 numbered 5 Rev C Proposed Roof Plans
Received on 9th September 2021 numbered 6 Rev C Proposed Elevations
Received on 9th September 2021 numbered 7 Rev A Proposed Location Plan

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.

Appendix 1 – List of consultees & neighbours notified
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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH