

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131516/NMC/2021

Date registered valid: 31 August 2021

Proposal: Non Material Amendment to planning permission 129739/FH/2021 to allow for changes to the materials to be used in the construction of the dormer.

Address: 7 Belwood Road, Manchester, M21 8BS

Ward(s): Chorlton Ward

Applicant: Radha Mehan, 7 Belwood Road, Manchester, M21 8BS

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render, with a hipped roof and front gable. The property features an existing single storey side and rear extension and a small dormer window within the rear slope. The plot includes a front garden and a particularly long rear garden, which slopes down to Chorlton Brook, containing a one and a half storey outbuilding with rear facing balcony, built into the hill.

Description of area

Belwood Road lies just north of Chorltonville and benefits from its proximity to Beech Road Park and many local shops, bars and restaurants as well as transport links. The rear garden borders the conservation area but the property does not lie within the boundary.

Description of development

The applicant gained planning permission earlier in the year (129739/FH/2021) for a porch to the front, a hip to gable roof alteration and a larger rear dormer, to provide additional living accommodation. They now wish to change the material for the dormer cladding from zinc to grey composite.

Consultations & Notification Responses

None required for this type of application.

Policies

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 but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

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 approved planning application 129739/FH/2021, which granted permission for the erection of a front porch, hip to gable roof alteration and rear box dormer, to provide additional living accommodation for a family dwellinghouse. The applicant now seeks to make the following change(s) to the scheme:

- Grey composite cladding (Envirobuild Granite Pioneer Hyperion) instead of zinc cladding to the dormer face and cheeks.

The original roof is constructed of pantile roof tiles, therefore the approved zinc cladding was not a material to match existing. Zinc is an expensive material and this new cladding will likely be more affordable for the applicant. The adjoining semi has recently built a rear dormer which features a grey cladding. The proposed grey composite cladding would be similar in colour and appearance to the approved zinc as viewed from a distance and it is sited at the rear of the property. Cladding can be used for dormers under permitted development and the property is not located within a conservation area, therefore 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 original approved drawings.

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

Condition(s) to be attached to decision for approval

1) The proposed amendments relate to a minor elevational alteration to the proposed dormer, which consists of the replacement of zinc cladding to the cheeks and face with grey composite cladding.

2) Following an assessment of the details and plans submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed change will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

3) The development hereby approved shall be carried out in accordance with the drawings numbered '04', '05' and '06', stamped as received by the City Council as Local Planning Authority on the 31st August 2021.

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

None

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH