

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131624/NMC/2021

Date registered valid: 10 September 2021

Proposal: Non material amendment application relating to planning approval reference 127608/FH/2020 to allow for New french doors and juliet balcony to the dormer

Address: 26 Anerley Road, Manchester, M20 2DJ

Ward(s): Didsbury East Ward

Applicant: Rovel Colaco 26 Anerley Road, Manchester, M20 2DJ

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

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 October 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The application site is a traditional two-storey semi-detached dwelling house located at the end of cul-de-sac on Anerley Road in the Didsbury East ward. The front garden to the property has been paved and provides parking for two vehicles, at the rear of the site is a large rear garden.

The property has been extended with a two storey side extension and a single storey rear extension which was approved under planning reference 074363/FH/2004/S2 on the 18th April 2005.

In 2020, planning permission was approved reference: 127608/FH/2020 for the installation of rear dormer together with a hip to gable roof extension to form additional living accommodation

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

Description of area

The area is predominantly residential in nature with a mixture of two storey semi-detached and detached family housing with mainly hipped roofs. There are examples on Wilmslow Road the main highway to and from the City Centre and Didsbury District Centre of purposed built and converted flats.

Description of development

The applicant is seeking a non material amendment application relating to planning approval reference 127608/FH/2020 to allow for New french doors and juliet balcony to the dormer

Consultations & Notification Responses

Not required.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

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.

Image 1 provides a comparison between the rear elevation of the approved drawings and those submitted as for this application.

A Juliet balcony, where there is no platform and therefore no external access would normally be permitted development according to the permitted development rights for householders Technical Guidance (September 2019). Furthermore the amended dormer window would not appear out of keeping with the character of the host property or the character and appearance of the wider street-scene. On this basis, the proposed changes are considered non-material.



Image 1 Comparison between the approved drawings (lhs) and the proposed changes (rhs)

Conclusion - It is therefore considered that 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

Article 35 Declaration

The proposed amendments relate to alterations to the rear dormer to provide french doors and juliet balcony.

Following an assessment of the details submitted, I 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 both the character and appearance of the school or upon visual amenity.

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

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

Proposed Floor Plans 06, stamped as received 10th September 2021

Proposed Elevations 07, stamped as received 10th September 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

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH