

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131820/NMC/2021

Date registered valid: 22 October 2021

Proposal: Non Material Amendment to planning permission referenced 126654/FO/2020 to allow changes to rear windows/doors and removal of ballustrade and steps attached to proposed rear extension

Address: 18 Alma Road, Manchester, M19 3NW

Ward(s): Levenshulme Ward

Applicant: Mrs Iram Naz 18 Alma Road, Manchester, M19 3NW

Agent (if any):

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 November 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application relates to an end terraced house in a row of 5 dwellinghouses on the fringe of Levenshulme District Centre. Whilst the premises are in a predominantly residential use the lounge is used as an office, by a family member, authorised by planning permission ref:123066/FO/2019. The property benefits from a recent permission for the erection of part single storey part two storey side and rear extension, with associated balustrade/landing area, to form additional living accommodation (126654/FO/2020 - Approved 9 June 2020). In addition there has been a subsequent non material amendment application to planning permission ref: 126654/FO/2020 to allow changes to the windows and roof design, of the approved extension (128382/NMC/2020 - Approved 7-12-2020).

It is now proposed to seek a further non material amendment to planning permission ref: 126654/FO/2020. The changes now proposed comprise the removal of a balustrade and steps attached to proposed rear extension, increasing the size of a door in the rear extension and replacing a window with a new door in the rear elevation of the house.

Whilst these are design changes, it is not considered that the proposed design revisions significantly alter the appearance or impact of the proposed works. The changes are not visible from the street, there is no increase in building footprint, and it is not considered that any of the changes raise any issues of privacy or overlooking of adjoining properties

It is not therefore felt that the works would have a more detrimental impact upon adjoining occupiers, or visual amenity of the location, than the works previously proposed.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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

1) The details of the proposed amendments relate to:
The removal of a balustrade and steps attached to proposed rear extension
Alterations to doors/windows in the rear extension and the rear elevation of the house

2) The development hereby approved shall be carried out in accordance with the site location plan, stamped as received by the City Council, as Local Planning Authority, on 22 October 2021. and drawings numbered sheet 01 rev B and sheet 02 rev B (notwithstanding the glazing reference to side elevation window to bedroom 4, which must be opaquely glazed to a height of 1.7m above ground level), sheet 03 rev C, sheet 04 rev C, sheet 05 rev C and sheet 06 rev D, all titled 'Non-Material Minor Amendments -2 - 23/09/2021' and stamped as received by the City Council, as Local Planning Authority, on 1 November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area.

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

Area Team Boundary - Name: NORTH2