MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Patrick Osborn
69 Grange Avenue
Manchester
M19 2FZ

Agent (if used)

Ms Sarah Green
Another Architecture + Interiors Ltd
43 Wellington Grove
Stockport
SK2 6SL

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey rear extension, formation of raised decked areas, elevational alterations and erection of a single storey detached glazed outbuilding following the demolition of existing glazed lean-to extension

Location: 69 Grange Avenue, Manchester, M19 2FZ

Date of application: 13 September 2021

Application number: 131647/FH/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negations, the agent subsequently advised that a condition is attached to any recommendation for planning approval requiring details of proposed boundary treatment to be provided for consideration, (correspondence dated 27/10/2021). The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. The local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) attached to this decision

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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING SITE PLAN, DRAWING NO. 0133_00_200, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING L0 AND L1 PLANS, DRAWING NO. 0133_00_201, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING L2 AND ROOF PLANS, DRAWING NO. 0133_00_202, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING ELEVATIONS, DRAWING NO. 0133_00_203, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED SITE PLAN, DRAWING NO. 0133_20_200, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L0 AND L1 PLANS, DRAWING NO. 0133_20_201, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.
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o PROPOSED L2 AND ROOF PLANS, DRAWING NO. 00133_20_202, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED ELEVATIONS, DRAWING NO. 0133_20_203, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o Correspondence dated 27.10.2021 confirming acceptance of boundary treatment condition.

o Correspondence dated, 08.11.2021 confirming that any bracket-type fixings to secure the glass house roof and gutter will only be fixed to the part of the common boundary wall in the applicant's ownership.

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 materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those stated on:

o PROPOSED SITE PLAN, DRAWING NO. 0133_20_200, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L0 AND L1 PLANS, DRAWING NO. 0133_20_201, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L2 AND ROOF PLANS, DRAWING NO. 00133_20_202, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED ELEVATIONS, DRAWING NO. 0133_20_203, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the commencement of development, the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, an appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation of the proposed extension.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy (2012).

6) Within 6 months of the planning permission hereby approved, details of a privacy screen and boundary treatment along the western elevation of the proposed raised terrace area adjacent to no. 71 Grange Avenue shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the occupation of extension hereby approved being occupied, and the terraced area being brought into use , and shall be retained in situ thereafter.

Reason - In the interest of privacy and pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan (1995).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

Construction/demolition works shall be confined to the following hours :-

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work
The applicant should refer to https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: http://iaqm.co.uk/guidance/.

Date: 10 November 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.