

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131494/FH/2021

Date registered valid: 26 August 2021

Proposal: Installation of high level window to front elevation as part of conversion of property from two flats to a single dwelling.

Address: 2 Plowley Close, Manchester, M20 2DB

Ward(s): Didsbury West Ward

Applicant: Lakmaker, 2 Plowley Close, Manchester, M20 2DB

Agent (if any): Mr Wesley Moss, Design Solutions Architecture Ltd, 50A Park Lane, SK12 1RE

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

Recommendation: Approve

Date of recommendation: **21 October 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 1 September 2021 Expired: 22 September 2021

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 detached two storey property forming two flats. The property benefits from off-street car parking and a both a front and a large rear garden. Planning permission was granted in 2015 to convert the dwellinghouse into 2no 2 bedroom apartments, which was implemented.

Description of area

The property is located on a private road known as Plowley Close within the district centre of Didsbury. Surrounding the site forms the southern boundary of Didsbury district centre, which contains a mixture of local amenities, services and facilities, with residential flats and properties on the outskirts.

Description of development

The applicant wishes to merge the two flats back into a single dwellinghouse. As part of these works, a new bathroom window is proposed for the front elevation, along with a new front door and step.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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.

Issues

Principle – Installing a new window and door for a dwellinghouse is acceptable in principle, however, consideration must be given to the proposals siting, scale, design, appearance and impact upon both residential and visual amenity. Although the works coincide with the merging of two flats back into one single dwellinghouse, the majority of the works are internal and this change does not constitute a material change of use, hence this application is for the minor elevational alterations alone.

Siting and scale – The window and new door would be sited within the front elevation facing the street. The door would be installed in the outer face of the existing open porch, providing another layer of security, along with an intercom system to the side. The door would feature a glazed panel to one side and a slightly higher step outside. The window would be a high-level window to a bathroom on the first floor, sited over the entrance. It would be the same width as the surrounding existing windows. New windows (except for upper floor side elevations) and doors can be installed under permitted development hence this is acceptable. The works accord with policies DC1, DM1 and SP1 and are considered subservient to the host dwelling and sited and scaled appropriately.

Design and visual amenity – The works would utilise materials to match the existing building, comprising of a double glazed window and door. It is considered that the design of these additions is in-keeping with the rest of the property and the proposed materials are to match. The proposal is considered acceptable and is not thought to significantly harm the visual amenity of the house nor area, pursuant to policies DC1, DM1 and SP1.

Residential amenity – The new window would face down Plowley Close and as it is high level and for a bathroom it is unlikely to cause any overlooking of neighbouring plots. In addition to this, no objections were received. The proposal it is considered acceptable in terms of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the visual amenity of the house or

wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and 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

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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered 'LMK21/03B', 'LMK21/04A' and 'LMK21/05', stamped as received by the City Council as Local Planning Authority with the application form on the 26th August 2021.

Reason - To ensure 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

4 Plowley Close, Manchester, M20 2DB
7 Plowley Close, Manchester, M20 2DB
5 South Road, Manchester, M20 6PR
9 Plowley Close, Manchester, M20 2DB
15 Plowley Close, Manchester, M20 2DB
11 Plowley Close, Manchester, M20 2DB

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