

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131330/NMC/2021
Date registered valid:	26 TH August 2021
Proposal:	Non Material Change to planning permission 129883/FH/2021 to allow elevational alterations to left side rear elevation.
Address:	6 Catchdale Close, Manchester, M9 0SX
Ward(s):	Higher Blackley Ward
Applicant:	Miss Alice Clayton
Agent (if any):	N/A
Case officer:	Adam Mitchell Tel: 01612344165 Email: adam.mitchell@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	07.09.2021

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site is a two storey semi-detached dwelling situated on Catchdale Close in the Higher Blackley Ward. It is a traditional bay fronted property constructed of red brick with a hipped roof. There are gardens at the front and the rear with access along the side. The dwelling is located within a predominately residential area of Higher Blackley.

Description of Development

Non Material Change to planning permission 129883/FH/2021 to allow elevational alterations to the window located on the left rear elevation. The proposed window alteration will alter the dimensions to 2 metres width and 0.45 metres in height. This alteration will facilitate more sunlight into the extension, with the reduced height of the window falling below the neighbours boundary wall allowing for extra privacy on the property.

Consultations & Notification Responses

Not required for this type of application

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

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.

In this case the application has been amended to allow for the left side elevation window depth to be reduced to 0.45m in height and extended to 2 metres in width.

The applicant has stated that the requests are to improve living conditions.

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 approved scheme. The amendments would still accord with policies SP1, DM1 of the Core Strategy, and extant policies DC1.1- 1.3 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

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 OR Reasons for recommendation to refuse

- 1) Following an assessment of the details submitted, the Council 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 the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider area.
- 2) The proposed amendment relates to elevational alterations to the window located on the left rear elevation. The alterations involve new dimensions that consist of 2 metres width and 0.45 metres in height.
- 3) The developments hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 18 August 2021 numbered BR-PL-0012 Proposed Floor Plan

Received on 18 August 2021 numbered BR-EL-002 REV 00 Proposed Elevations

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: NORTH

