

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0231

Date registered valid: 11 April 2022

Proposal: Discharge of Condition 3 (materials) attached to planning permission 131648/FO/2021

Address: 12 Yew Tree Drive, Manchester, M22 4GF

Ward(s): Northenden Ward

Applicant: Hall, 12 Yew Tree Drive, Manchester, M22 4GF

Agent (if any): Miss Rebecca Peacock-Nazil, Be.architects, 12-14 Shaws Road, Altrincham, WA14 1QU

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

Recommendation: Approve

Date of recommendation: **30 May 2022**

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terrace C3 dwellinghouse of red brick with a slate roof. The property has sizeable front and rear gardens and a driveway.

Description of area

Yew Tree Drive is a residential cu-de-sac within Northenden, comprising of three rows of terraced/quasi-semi-detached family dwellinghouses with gardens and parking. The area benefits from its proximity to the district centre, M56 motorway and plenty of greenspace.

Description of development

The applicant gained permission to build a part single, part two storey rear extension and front porch, to provide additional living accommodation, last year under ref 131648/FO/2021. They now wish to discharge the materials condition.

Consultations & Notification Responses

None required for this application.

Assessment

The proposed cladding for the part single, part two storey rear extension and front porch is Russwood 'Scotlarch', treated with a clear fire-retardant coating. This is a natural-coloured

heartwood of Scottish larch with frequent knots. The cladding has sustainable credentials and will eventually weather to a pale grey. The cladding coating was requested of the agent as well as proof that the contracted building inspector had approved it (see attached emails). The material will contrast well with the original red brickwork and is deemed to be of a high quality, therefore the condition (number 3) for proposed materials is formally discharged.

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

1) The following documents have been submitted to and received by the City Council as Local Planning Authority, with the discharge of condition application:

- Application form - 11th April 2022
- Russwood quote/specification - 11th April 2022
- Agent emails - 27th May 2022

On the basis of the details supplied, the Russwood 'Scotlarch' cladding with a clear fire-retardant coating, is considered to be satisfactory, subject to the implementation of the scheme in accordance with these details, therefore condition number 3 is formally discharged.

Appendix 1 – List of consultees & neighbours notified

None

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
Flood Zones Type 2 (low to medium risk)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH