

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128498/NMC/2020

Date registered valid: 4 November 2020

Proposal: Non Material Amendment to planning permission 125283/FH/2019 to alter position of extension wall, flat roof to extension and alterations to doors and windows, minor amendments to door and window locations on the side elevation.

Address: 495 Parrs Wood Road, Manchester, M20 5QG

Ward(s): Didsbury East Ward

Applicant: Mr David Rex 495 Parrs Wood Road, Manchester, M20 5QG

Agent (if any): Ian Grainger Blu Room Architecture 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 November 2020

Application details

Type of application: Non-Material Change Application

Development type: Minor Other

Date of site visit: None for NMC

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

The application site is a 2-storey inter-war era red brick semi-detached dwelling situated on the south side of Parrswood Road in the Didsbury East ward. There are gardens at the front and rear, off-road parking at the front and access along the north side to the rear garden where there is a detached garage and single storey lean to extension.

The property has a hipped roof covered in brown clay tiles and a red tile hung fascia between ground and first floor windows, canopied front porch and further attached lean to garage at the side.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is within a residential area on the edge of the Mersey Valley flood basin (475 metres to the east) and close to Broadoak Primary School (267 metres) and Didsbury Lawn Tennis Club (273 metres).

Description of development

The application seeks the determination of the Local Planning Authority for whether the works in approved application 125283/FH/2019 to alter the position of the side elevation of a single storey rear extension, change a pitched roof to a flat roof and make minor amendments to doors and windows, constitute a Non-Material change to the approved plans.

The approved application received the consent of the Local Planning Authority for a two-storey side extension and single storey front and rear extensions to form additional living accommodation. The development, which is for an elderly couple, includes a downstairs

bathroom, utility room and extended kitchen and dining room and an additional bedroom and enlarged bathroom at first floor.

Consultations & Notification Responses

None under NMC application

Issues

Saved UDP policy DC1 and Core Strategy policies SP1 and DM1 are material considerations in the application.

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.

The application relates to approved planning application 125283/FH/2019 which granted permission for a two-storey side and single-storey side and rear extensions to form additional living accommodation. There have been no previous material changes to the above approved plans.

The applicant now seeks to reposition the inner elevation of the single-storey rear extension so that it comes off the party wall by 200mm. The submitted drawings also change the roof profile from a mono-pitch to a flat roof to reduce costs and seek to alter the size of windows and doors including a first-floor stairwell window at the side, front bedroom window, rear kitchen window and patio doors.

The proposed amendments will have no more impacts on residential or visual amenity than the approved plans and have been assessed as non-material in nature.

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

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Application form received on the 4 November 2020

Proposed drawings: 05 Rev A and 06 Rev A received on the 19 November 2020

Existing drawings: 01, 02, 03 and 04 and Location Plan received on the 19 November 2020

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.

2) The amendments relate to altering the position of a rear extension wall, flat roof to extension and alterations to doors and windows including minor amendments to door and window locations on the side elevation.

3) 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 are 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 or will have any significant material impact upon the overall quality of the development.

4) The front and side-facing ground floor bathroom windows shown on drawing 04, and the first floor rear bathroom window shown on drawing 05 Rev A, shall be obscure glazed to a specification of no less than Level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

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

Flood Zones Type 2 (low to medium risk) -

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH