

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129568/FH/2021
Date registered valid: 2 March 2021
Proposal: Creation of driveway
Address: 111 Hart Road, Manchester, M14 7EZ
Ward(s): Fallowfield Ward

Applicant: One Manchester Ltd C/o Agent
Agent (if any): Mrs Paula Mackinnon, Mack 4 Ltd, 52 Cornwall Street, Manchester, M11 2PS
Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 25.03.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken – online streetview and MCC Gis reviewed

Standard consultations:

Printed: 4 March 2021 Expired: 25 March 2021

Neighbour notifications

Printed: 3 March 2021 Expired: 24 March 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

Description of area

The application relates to a storey red brick semi-detached residential property on Hart Road. The property has private amenity space to the front and rear. It is noted that a number of properties have converted front gardens to drives given the relatively narrow nature of Hart Road.

Description of development

The proposals seek the creation of a driveway to the front of the property with drainage within the plot.



Application property

Consultations & Notification Responses

Neighbouring properties were notified of the proposals no response was received.

Highway Services -Highways have no objections to the proposed development.

Issues

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

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, 2019)

- 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.

Principle of the Proposal - The principle of the proposal is acceptable in that the applicant proposes to create an off road car parking area for the occupiers of the property.

Driveway - Following a request for confirmation of the drainage of the driveway the applicants agent provided a drawing showing the provision of on plot drainage channel, which is considered acceptable. In addition an area of soft landscaping is to be retained as part of the works. The submitted drawings show the provision of inward opening access gates and a condition is proposed to ensure that any gates installed are no higher than 1 metre in height to ensure they accord with the general permitted development order.

The driveway would allow occupiers to have access to an off road car parking space which would result in a similar arrangement to a number of other properties on the street. As such the

proposals are considered to be acceptable and not give rise to unacceptable impacts on visual amenity or character of the area.

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

The application has been determined in a positive and proactive manner. A decision has been issued within statutory timescale's.

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

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:

Drawings reference 1 as received by the City Council on the 2nd March 2021.

Drainage drawing reference 1 as received by the City Council on the 22nd March 2021

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 gates to be installed at the site shall be inward opening and shall (including any other front boundary treatment installed) be no greater in height than 1 metre.

Reason - In the interest of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

Informatives

1) The new access will require a dropped kerb for access to a driveway and will therefore need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

113 Hart Road, Manchester, M14 7EZ
58 Hart Road, Manchester, M14 7AD
109 Hart Road, Manchester, M14 7EZ
12 Eastham Avenue, Manchester, M14 7AT
62 Hart Road, Manchester, M14 7AD
60 Hart Road, Manchester, M14 7AD

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