

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129370/NMC/2021

Date registered valid: 10 February 2021

Proposal: Non material amendment to planning permission 125961/FO/2020 for the removal of projecting brickwork element to side elevation of aspect semi-detached house type together with the removal of 1no. window and amendment to window reveal detail to accommodate new lintol detail

Address: Land At Linn Street , Manchester, M8 5SN

Ward(s):

Applicant: Mr. Mark Sexton Wiggett Construction Ltd. Viking House, 449 Middleton Road, Oldham, OL9 9LB

Agent (if any): Mr. Tom Riggall HNA Architects Ltd Hollinwood Business Centre, Albert Street, Oldham, OL8 3QL

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation:

Date of recommendation: 22 February 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

Description of site/building

The application site measures approximately 0.24 ha in size, is fairly uniform regular in shape and is located with a street frontage onto Linn Street in the Crumpsall ward of the City. The site is comprised of a former private bowling green that forms part of the wider Crumpsall Constitutional Club site. The Club itself is located on Landsdowne Road, however the club house does not form part of the application site and would remain as a separate entity. The bowling green itself has not been used for some time and has fallen into disrepair. The site has become overgrown and is now a mixture of grass and self seeded shrubs and plants. The trees that were previously planted across the site have all been felled recently, but before the submission of this planning application.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is bounded by a retaining wall along Linn Street and then a mixture of timber, concrete and railing fencing around the other three sides, mainly where the site meets the surrounding existing residential properties. The application site fronts onto Linn Street but sits to the rear of properties on Crumpsall Road to the northern boundary and Landsdowne Road along the eastern boundary. The properties along Crumpsall Road are large three storey Victorian properties with substantial gardens to the front and rear. The properties fronting onto Landsdowne Road are again traditional family houses at two storeys but with additional accommodation within the roof space. Linn Street forms the southern boundary of the site with

lower two storey terraced and semi-detached houses on the opposite side facing the site. Finally, the western boundary is with the small two storey elderly person flatted properties at Bankhirst Close and their rear gardens.

Description of development

Non material amendment to planning permission 125961/FO/2020 for the removal of projecting brickwork element to side elevation of aspect semi-detached house type together with the removal of 1no. window and amendment to window reveal detail to accommodate new lintel detail

Consultations & Notification Responses

n/a

Issues

The changes to the development include:

- Removal of projecting brick work element to side elevation of semi-detached house type together with the removal of 1 windows; and
- Installation of lintel detail to window reveal.

The proposal seeks to simplify the side elevation details by the removal of a small amount of brick detailing. The removal of this detailing does not alter the overall appearance of the elevation nor does the removal of the window. The area is viewed behind the boundary treatment which provides interest to the dwelling.

A flashing detail is to be introduced to the lintel section of the window reveal. The 175 mm window reveal is retained. This arrangement is considered to be acceptable and does not materially alter the appearance of the dwellings.

The changes are considered to be non material.

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:

Article 35 Declaration

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

1) The proposal involves the removal of projecting brickwork element to side elevation of aspect semi-detached house type together with the removal of 1no. window and amendment to window reveal detail to accommodate new lintel detail

2) The development hereby approved shall be carried out in accordance with the following additional drawings (for the BMU only):

1320-P-102 Rev C and 1320/C-402 Rev A stamped as received by the City Council, as Local Planning Authority, on the 21 October 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) Following an assessment of the details submitted, I 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 not result in any significant material alterations to the visual and residential amenity of the development.

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1