

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128993/FH/2020
Date registered valid: 4 January 2021
Proposal: Replacement of existing timber deck with new composite deck with glass balustrade
Address: 26 Barlow Moor Road, Manchester, M20 2GJ
Ward(s): Didsbury West Ward

Applicant: Mr Jeremy & Mrs Ruth Wynn 26 Barlow Moor Road, Manchester, M20 2GJ
Agent (if any): Miss Susan Russell Sue Russell Architecture 49 Alness Road, Manchester, M16 8HW
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 February 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: None during Covid-19 pandemic
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 5 January 2021 Expired: 26 January 2021
Site notice: Posted: 14 January 2021 Expired: 4 February 2021
Press advert: Published: 12 January 2021 Expired: 2 February 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Blackburn Park Conservation Area 1979
Tree Preservation Order: Not applicable

Description of site/building

The application site is a 2^{1/2} storey with basement Victorian semi-detached dwelling situated on the northern side of Barlow Moor Road in the Didsbury West ward. The property has gardens at the front and rear with a 3.5-metre wide driveway along the eastern side.



As the site has a raised internal floor level, an elevated timber deck (5.140 m W x 1.778 m H agl) with a 1 metre high timber balustrade around has been constructed which is level with the ground floor. The decked area has a stepped footprint with a small section (approx. 1 metre deep) close to the house that is on the boundary with No.28, the other half of the semi. There is no planning record for the existing timber decking which does not meet the criteria for development under the GPDO.

The property lies within the southernmost boundary of the Blackburn Park conservation area.

Description of area

The site lies within a residential area 270 metres east of Didsbury District Centre.

Residential dwellings are mostly similar Victorian semi's fronting Barlow Moor Road with large early C20 detached houses to the rear on Oakfield Road set within large garden plots. The property to the east, numbered

No.18 Barlow Moor Road is a much older cottage which is set back deeper into its plot than the application site, with the rear building line consequently extending beyond that of the site.

Description of development

Replacement of existing timber deck with new composite deck with glass balustrade. The decked area would sit 915mm agl, is 4.5 metres wide x 3.248 metres deep with a 1.185 metre-high glazed screen. The proposed decking would be pulled in off the boundary with No.28 by 1.803 metres, sitting to the left of the existing rear door with access steps on the eastern side.

Other works in this application include installation of an external air admittance valve to a height of 5.316 metres adjacent to the existing downpipe and blocking up a basement window, which do not require planning consent.

Consultations & Notification Responses

Neighbour notifications, Advert & Site Notice – No comments received.

Issues

Saved UDP policies DC1 and DC18.1 and Core Strategy policies SP1, DM1 and EN3 are material to the application. The key issue is the impact on residential amenity.

Residential amenity

The proposal is considered to have acceptable impacts on residential amenity. It will improve on the current decking arrangement by setting in the new decked area by 1.8 metres off the boundary with No.28 and setting it down by 863mm. These measures will reduce the opportunities for direct overlooking of this property.

Further mitigation will be provided through planting tall shrubs along the western boundary of the decking, closest to No.28. This is shown on the plan view but not on elevations of the submitted drawings. The agent has confirmed this will likely be bamboo. As this is a tall and clump-forming plant growing to approximately 5 metres, and denser from the middle section to the base, it will afford some additional privacy as well as being an attractive and light-permeable screening solution. The upper sections of the planting will therefore permit dappled sunlight in the morning to the north-facing rear window of No.28, without any harmful loss of amenity.

The access steps will also be rotated 45° to face the rear of the property and will be sited in approximately the same position as the current steps. There are no concerns regarding this arrangement.

Taking the impacts of the proposal on No. 18 to the east into consideration, the decked area will sit approximately 4 metres from the boundary of this property which is sufficiently separated to prevent intrusive overlooking. Most of the length of the decking will align with the side elevation of this property in any case given its siting deeper within its plot compared to the application site.



Visual amenity

The proposal represents a simple and contemporary upgrade to the existing decking. It will be constructed of a composite material which, although not recommended in conservations areas, is considered acceptable in this instance being confined to the rear elevation with no view from the public domain.

The glazed balustrade will offer a less visually intrusive and lightweight screening solution with the overall effect being much

simpler, uncluttered and softened by inclusion of the bamboo planting.

Parking / Bin storage

Parking and bin storage are unaffected by the proposal.

Conclusion

The proposal represents an improvement on an existing area of raised external amenity space which minimises opportunities for overlooking and simplifies the visual appearance to the benefit of the appearance of the rear of the property.

The application also regularises this development which did not have the benefit of planning consent.

Finally, there are no concerns that the proposal impacts on the heritage asset in any meaningful way.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposal raised no objections on consultation and has been determined in a timely manner in accordance with the saved policies of the Development Plan.

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:

Drawing - Location Plan 30 Dec 2020

Drawing – Existing Plans and Elevations 24 Dec 2020 2007.EX2

Drawing – Proposed Plans and Elevations 24 Dec 2020 2007.PR4 Rev C

Photos – 04 Jan 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3. The materials to be used on the external surfaces of the development hereby permitted shall match those as stated on the Householder Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

18 Barlow Moor Road, Manchester, M20 2GJ

3 Oakfield Road, Manchester, M20 6XA

28 Barlow Moor Road, Manchester, M20 2GJ

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

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH