

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128319/FH/2020

Date registered valid: 30 October 2020

Proposal: Elevational alterations to dwellinghouse including repositioning of existing gatepost.

Address: 32 Old Broadway, Manchester, M20 3DF

Ward(s): Didsbury East Ward

Applicant: Mr Edwards 32 Old Broadway, Manchester, M20 3DF

Agent (if any): Mr Steve Mellor William McCall The Old Post Room, 34 Chew Valley Road, Saddleworth, OL3 7DA

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None

Standard consultations:

Printed: 2 November 2020 Expired: 23 November 2020

Neighbour notifications

Printed: 2 November 2020 Expired: 23 November 2020

Site notice

Posted: 3 November 2020 Expired: 24 November 2020

Press advert

Published: 10 November 2020 Expired: 1 December 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a substantial semi-detached dwelling set within a large plot with front and rear gardens.

The property is two storeys in height with accommodation in the roof space. Constructed of mainly brick and render there are projecting bays at front and rear which are distinctive features of the properties within the street scene.

Listed building: Not applicable

Conservation area: Old Broadway Conservation Area 1991

Tree Preservation Order: Not applicable

Description of area

The property is located within the Old Broadway Conservation Area which was designated in January 1991. Old Broadway is a cul-de-sac which has a grassed central reservation interrupted by two roundabouts and is lined on either side by a combination of detached and semi-detached houses.

Description of development

The applicant is seeking planning permission for elevational alterations to dwellinghouse including repositioning of existing gatepost.

Consultations & Notification Responses

Local Residents/Public Opinion – No comments, objections or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

EN3 – Heritage

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

DC 18.1 – Conservation Areas

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

And,

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The Principle – The proposed changes to the gate post, roof light and elevation alterations (window and doors) could be considered permitted development under Class A and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

(GPDO) and therefore do not require planning permission, however as the applicant is introducing lead sheets to the dormer cheeks which are understood not to be an original material on the building this will require planning permission.

Therefore matters that will require consideration, in order to assess the acceptability of this proposal consideration will be given to the changes to the appearance of the dwellinghouse and whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers and the conservation area.

Consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers especially any associated noise from the air conditioning unit.

Appearance/Impact on the Conservation Area

The proposed changes in detail are as follows:

Front ; -

- The applicant seeks to relocate the existing gate post by approximately 500mm to allow a modern day vehicle. The proposal will involve the demolition of the existing gate post and it would be reconstructed using the same materials.

Side ; -

- The ground floor side kitchen window is to be removed and replaced with brick, the new brickwork would be tooth bonded so that the previous window positions will be blended into the existing brickwork. The heads and cills are to remain.
- The ground floor side floor timber door is to be replaced with a black aluminium framed glazed window, to allow additional light into the kitchen.

Rear - ; -

- The rear ground floor timber bay window and door is proposed to be replaced with a black aluminium framed glazing. The transoms and mullions would remain in line with the current design.
- The rear ground floor kitchen window is proposed to be partially bricked up on each side to reduce the width of the window due to the kitchen reconfiguration. The proposed window would be a black aluminium framed with same configuration of transoms and mullions as the existing design. As with the side the new brick would be tooth bonded into the existing brickwork.

Roof Space ; -

- The existing dormer roof cheeks both front and rear are according to the submitted heritage statement in a poor condition, the applicant seeks to refurbish the dormers by using lead dressed sheets to each cheek. The heritage statement explains that the current tiled roof covering is not the original roof material which they believe used to be a rosemary tiled roof. They also considered that the by cladding the cheek in lead that this would be a faithful choice for the Edwardian period property.

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

As outlined above the works are of a relatively minor nature with the vast majority being allowed under the relevant parts of the GPDO. The changes and choice of materials are considered to be in keeping with the arts and craft style of the original dwellinghouse and would have a neutral impact on the conservation area.

The proposal is therefore considered to be in accordance with policies EN3 and DC18.1 and the NPPF.

Residential Amenity – As the works are minor and are replacing/repairing original external features, the proposal would not have any detrimental impact on residential amenity. The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policies DC1 and DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

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 08/20/129 3 of 3 stamped as received by the City Council as Local Planning Authority, on the 16.10.2020

Heritage Conservation Statement stamped as received by the City Council as Local Planning Authority, on the 30.10.2020

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.

3) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Drawing 08/20/129 3 of 3 stamped as received by the City Council as Local Planning Authority, on the 16.10.2020

Heritage Conservation Statement stamped as received by the City Council as Local Planning Authority, on the 30.10.2020

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Old Broadway Residents Association

31 Old Broadway, Manchester, M20 3DH
29 Old Broadway, Manchester, M20 3DH
43 Westholme Road, Manchester, M20 3QZ
33 Old Broadway, Manchester, M20 3DH
34 Old Broadway, Manchester, M20 3DF
30 Old Broadway, Manchester, M20 3DF
47 Westholme Road, Manchester, M20 3QZ
45 Westholme Road, Manchester, M20 3QZ

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 - Old Broadway Conservation Area 1991
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH