

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128806/NMC/2020

Date registered valid: 4 December 2020

Proposal: Non material amendment to planning permission referenced 127268/FO/2020 to allow elevational changes to the front windows design

Address: 21 Campbell Road, Manchester, M13 0PS

Ward(s): Longsight Ward

Applicant: Sarwar 21 Campbell Road, Manchester, M13 0PS

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 December 2020

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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 relates to a two storey, end terraced property, incorporating a retail unit on the ground floor, with a two bedroom flat above. To the rear is a small yard area used for bin storage.

The building includes a shop front at ground floor level and an open forecourt area.

To the side of the building is a gated alleyway which provides a side access to the existing first floor flat.

The site is neighboured on all sides by two storey, terraced dwellinghouses.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, mainly comprising two storey, terraced dwellinghouses.

Description of development

Non material amendment to planning permission referenced 127268/FO/2020 which allowed for a change of use of the ground floor from retail (Class A1) to create one bedroom flat (C3) forming two flats in total, together with associated elevational alterations and boundary treatment.

The amendment sought in this case relates to the replacement of the previously approved ground floor window and its reduction in size to two smaller sized, adjoining windows due to structural issues and ease of construction by allowing a brick pier between the separate windows.

Consultations & Notification Responses

None Require.

Issues

Materiality

There is no uniform vernacular along the Campbell Road.

The amended front window design is situated within a similar position to the previously approved window and incorporates similar dimensions, with the previously approved single window replaced with two smaller windows separated by a brick pier to allow ease of construction.

The amended window design still represents a domestically proportioned window which would not appear out of keeping with the character of the host property or the character and appearance of the wider street-scene. On this basis, the proposed change is considered 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: Approve

Article 35 Declaration

The proposed amendment relates to a reduction in size of the front ground floor window and its replacement with two smaller sized, adjoining windows.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 change will not have any

significant, material or detrimental impact upon surrounding amenity or the character and appearance of the host building.

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

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

Drawings numbered A1262(02)AP003 REV B, A1262(02)AP002 REV B and A1262(02)AP001REV A received by the City Council as Local Planning Authority on 4 December 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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: NORTH2