

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 127479/FH/2020  
**Date registered valid:** 1 September 2020  
**Proposal:** Erection of boundary wall to side boundary  
**Address:** 38 Slade Lane, Manchester, M13 0GL  
**Ward(s):** Longsight Ward

**Applicant:** Mr John Lewis 38 Slade Lane, Manchester, M13 0GL  
**Agent (if any):** Mr Ahmed Choudhry NADA Architects 169 Kingsway, Burnage, Manchester, M19 2ND  
**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: harriet.aidoo@manchester.gov.uk

**Recommendation:** Approve  
**Date of recommendation:** 14 October 2020

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:**

**Standard consultations:**

Printed: 2 September 2020

Expired: 23 September 2020

**Neighbour notifications**

Printed: 2 September 2020

Expired: 23 September 2020

**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:**

**Tree Preservation Order:**

## **Description of site / building / area**

38 Slade Lane is a bay fronted, traditional end terraced property, within a predominantly residential area of Longsight ward. The application property sits on a corner plot position adjacent to Palm Street, and benefits amenity space to the front and side with small yard area to the rear, existing double storey rear outrigger and single storey rear extension and garage, rear dormer extension, along with boundary treatment consisting of low brick wall with coping stone and privet hedge along the front and side elevations. There is a gated access to the rear yard of the application site, accessed from Palm Street. A gated alleyway also runs along the rear of the application site.

## **Site Planning History**

- 111375/FH/2016/N2 - Erection of single storey 'L' shaped extension to form additional living accommodation and new garage following demolition of existing single storey outrigger, Approved 29.04.16
- 109999/FH/2015/N2 - Conversion of existing garage into living accommodation and erection of single storey rear extension to form new garage, Approved 23.11.15

## **Description of development**

Consent is sought to increase the height of the existing boundary wall in-part along Palm Street elevation. The proposal would involve removing and cutting back part of the existing hedge, then increasing the height of the boundary wall.

The ground levels at the back of pavement on Palm Street slope downwards from east to west , and as such the existing wall varies in height in three stepped sections. The increase in the height is broadly consistent on each section with the overall proposed boundary wall measures 1.88m at the point on Palm Street in line with the front façade of the house rising to an overall height of 1.93m in proximity to the garage in the rear garden. It is intended to use facing materials to match the existing.

The proposed new raised section of boundary wall would start from the front building line of the original house and would then project 18.85m along the Palm Street elevation. Within curtilage gated access is proposed which would be sited flush with the building line of the original house.

## **Consultations & Notification Responses**

### **1. Local residents**

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

### **2. Highways**

This application is for the erection of a taller boundary brick wall to the side boundary with Palm Street, increasing the maximum height from circa 1.68m currently to 1.92m.

Given the nature of construction with no changes proposed to access, Highways in principle have no objection to the application subject to the works neither obstructing the public highway nor affecting adjacent street furniture.

### **3. Greater Manchester Police**

Having looked at the plans we would have no objection to the approval of this application.

## **POLICIES**

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

1. The National Planning Policy Framework (NPPF), (February 2019)
2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

- In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The document advises that high quality design is a vital attribute of successful neighbourhoods.
- Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

## ISSUES

As previously advised, consent is sought to increase the height of the existing boundary wall in-part along Palm Street elevation. The proposal would involve removing and cutting back part of the existing hedge, then increasing the height of the boundary wall.

The ground levels at the back of pavement on Palm Street slope downwards from east to west, and as such the existing wall varies in height in three stepped sections. The increase in the height is broadly consistent on each section with the overall proposed boundary wall measures 1.88m at the point on Palm Street in line with the front façade of the house rising to an overall height of 1.93m in proximity to the garage in the rear garden. It is intended to use facing materials to match the existing.

The proposed new raised section of boundary wall would start from the front building line of the original house and would then project 18.85m along the Palm Street elevation. Within curtilage gated access is proposed which would be sited flush with the building line of the original house.

## **Principle of development**

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

## **Residential and visual amenity**

It would appear from the submitted information that the maximum height of the existing boundary treatment along the Palm Street elevation is 1.68m. It is intended to increase in-part the height of the existing boundary wall along this elevation to a maximum height of 1.92m. Therefore, it is the variance of 0.24m of which consent is sought, which is considered proportionate given the surrounding context. In addition, the nature of development would not involve any changes to vehicular access to the application site, and therefore it is considered that the scale of the development in relation to the surrounding context would be acceptable. It is not considered that the development would result in undue visual impacts or highway safety impacts or be out of character with the street scene and the wider neighbourhood, pursuant with Core Strategy policies DM1, SP1 and EN1 and saved UDP policy DC1.

## **Design and appearance**

The proposed development would be highly visible along the streetscene given the prominent location of the application site. However, in design terms, it is intended to use facing materials to match the existing and therefore in light of this factor, it is not considered that the proposed development would adversely impact on the character of the building or the general area, although a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

## **Car parking**

The existing arrangement would be unaffected.

## **Waste management**

The existing arrangement would be unaffected.

## **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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, the local planning authority had no concerns to raise with the agent but have attached the relevant conditions.

### **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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 16 July 2020.
- Location Plan received by the City Council as the Local Planning Authority on 16 July 2020.
- Existing & Proposed GA Site Plan and Elevation, Drawing (01)001, Revision PL1, received by the City Council as the Local Planning Authority on 13 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.

3) The external facing materials to be used on the boundary wall hereby permitted shall match those of the existing wall in terms of type, colour, texture and scale, and as stated on the approved plans and documents.

Reason - To ensure that the appearance of the boundary wall to be extended is not adversely affected by the materials to be used in its construction, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

### **Informatives**

1) The applicant is advised that the proposed works should neither obstruct the public highway nor affect adjacent street furniture.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Greater Manchester Police

The School Hall, Church Of God Seventh Day, Slade Lane, Manchester, M13 0GL  
40 Slade Lane, Manchester, M13 0GL  
1 Palm Street, Manchester, M13 0GH  
Slade Lane Day Nursery, Slade Lane, Manchester, M13 0QJ  
42 Slade Lane, Manchester, M13 0GL  
4 Palm Street, Manchester, M13 0GH

## **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  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: NORTH2