

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126090/JO/2020

Date registered valid: 17 February 2020

Proposal: Variation of condition 2 (specified plans) to planning permission 124649/FH/2019 to allow alterations to rear elevation including infill ground floor rear extension and associated changes to roof and enlargement of ground floor window to front elevation

Address: 92 Blackcarr Road, Manchester, M23 1PN

Ward(s): Baguley Ward

Applicant: Mr S Molahassani 92 Blackcarr Road, Manchester, M23 1PN

Agent (if any): Ben Aston Iballaston Architecture 2 Oakdale Court, Altrincham, WA14 4BX

Case officer: Tracie Simpson
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Recommendation: APPROVE

Date of recommendation: 6 April 2020

Application details

Type of application:	Variation or Removal of Condition
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 19 February 2020 Expired: 11 March 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

The application site is a detached bungalow situated in an elevated position on the southern side of Blackcarr Road in the Baguley ward. There are gardens at the front and rear with off-road parking and an integral garage.

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The surrounding area comprises houses of a similar age and typology on this side of Blackcarr Road, with newer semi-detached houses facing the site on the northern side. With the rear boundary of the property being separated from the M56 by the green space at Blackcarr Wood & Baguley Bottoms. The house is a moderate distance to the Wythenshawe Hospital, together with a number of local schools and green spaces.

Description of development

Planning permission is sought for variation of condition 2 (specified plans) to planning permission 124649/FH/2019 to allow alterations to rear elevation including infill ground floor rear extension and associated changes to roof and enlargement of ground floor window to front elevation

Consultations & Notification Responses

Consultations & Notification Responses

High Speed Two (HS2) Limited - The site falls within sub-surface safeguarding for Phase 2b of HS2, although having reviewed the plans and documents submitted, HS2 Limited state they have no objection to the proposal.

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The application for the variation to the approved plans are considered to be acceptable in principle. The alterations would see changes to rear elevation including infill ground floor rear extension and associated changes to roof and enlargement of ground floor window to front elevation

History

There has been one previous planning applications for this property. Planning reference 124649/FH/2019 for the erection of a two storey side extension, following demolition of existing garage and installation of one dormer roof extension to the front and two dormer roof extensions at the rear.

Visual Amenity

The proposal is to provide an infill on the ground floor to the rear and given the position on the extension and the fact that it would not project further than the existing rear of the building, it is considered acceptable.

In terms of the visual appearance and impact, this is acceptable against saved UDP policy DC1. The existing rear elevation provides no harm to properties either side of the site and therefore an infill which does not project any further than the existing protruding rear walls is considered would provide no harm or impact upon the occupiers of adjacent or surrounding properties.

The applicant proposes the increase the size of the proposed window in the front elevation by lengthening the glazing. Given that the window would be no higher or wider than the existing is, it is considered that the window would provide no harm or impact within the street scene and is therefore considered to be an acceptable change.

It is therefore considered that the variation would meet the criteria for extensions when assessed against Core Strategy policies DM1 and SP1.

Residential Amenity

It is considered that the proposed variation will not give rise to any harm to residential amenity given the original application was assessed for this impact and considered to be acceptable. For the above reasons, the proposal is considered to have an acceptable impact on residential amenity in accordance with the guidance contained within saved UDP policy DC1 and with policy DM1 of the Core Strategy.

The proposed alterations to the property should sit comfortably within the street scene, and it is felt that the proposal would not be out of character either with the property itself or other extensions seen locally.

Conclusion - The proposal is considered acceptable in this location, in terms of design, scale and massing and it is not considered that the proposal would create any loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal would allow the occupiers to adapt their home to meet their needs, without unduly affecting the amenities of the adjoining neighbouring properties.

For the above reasons, the proposal would not have any detrimental impacts on visual or residential amenity and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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 planning permission reference 124649/FH/2019 that date being 22nd October 2019

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:

Received on 17th February 2020 numbered A201 Rev P Existing and Proposed Ground Floor Plan Detailed

Received on 17th February 2020 numbered A202 Rev P Existing and Proposed First Floor Plan Detailed

Received on 17th February 2020 numbered A101 Rev P Existing and Proposed Ground Floor Plan

Received on 17th February 2020 numbered A102 Rev P Existing and Proposed First Floor Plan

Received on 17th February 2020 numbered A106 Rev P Existing and Proposed Roof Plan

Received on 17th February 2020 numbered A203 Rev P Existing and Proposed Front (West) Elevation

Received on 17th February 2020 numbered A204 Rev P Existing and Proposed Rear (East) Elevation

Received on 17th February 2020 numbered A205 Rev O Existing and Proposed Side (South) Elevation

Received on 17th February 2020 numbered A207 Rev O Existing and Proposed Side (North) Elevation

Received on 17th February 2020 numbered A110 Rev P Visuals 3D View 1 Front as Proposed

Received on 17th February 2020 numbered A111 Rev P Visuals 3D View 2 Rear Existing and Proposed

Received on 17th February 2020 numbered A114 Rev P Visuals 3D Views 3 and 4 Proposed Rear

Received on 17th February 2020 numbered A115 Rev P Visuals 3D Views 3 and 4 Proposed Front

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

79 Blackcarr Road, Manchester, M23 1PW
90 Blackcarr Road, Manchester, M23 1PN

1 Nethercote Avenue, Manchester, M23 1LL
94 Blackcarr Road, Manchester, M23 1PN
92 Blackcarr Road, Manchester, M23 1PN

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 45M
Site of Biological Interest - Name: Blackcarr Wood & Baguley Bottoms
HS2 Phase 2b Safeguarding Zones - HS2 Phase 2B Safeguarding Zones (July 2017)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH