

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126091/FO/2020

Date registered valid: 5 March 2020

Proposal: Insertion of a window into gable end

Address: Flat 1, 102 Clyde Road, Manchester, M20 2JN

Ward(s): Didsbury West Ward

Applicant: Ms Tessa Woodhead, Flat 1, 102 Clyde Road, Manchester, M20 2JN

Agent (if any): Mr Mark Dickinson, Dickinson Waugh Architecture Ltd, The Cart House, Hollins Farm, Twemlow Farm, CW4 8GE

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 April 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: N/a

Standard consultations: Printed: 11 March 2020 Expired: 1 April 2020

Neighbour notifications: Printed: 11 March 2020 Expired: 1 April 2020

Site notice: Posted: 20 March 2020 Expired: 10 April 2020

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: Albert Park Conservation Area 1988

Tree Preservation Order: TPO nearby but not affected by proposed works

The application relates to a basement flat within a three storey red brick Victorian villa. The property was converted into 7 flats following application 034404 receiving approval in 1989.

Description of area

Clyde Road is residential in nature and is characterised by an assortment of large detached and semi-detached villas, located within the Albert Park Conservation Area, many of which have been converted into flats or HMOs due to their size. The area benefits from its proximity to the shops, amenities and transport links within West Didsbury.

Description of development

The basement flat is undergoing renovations and this application is for the insertion of a window within the side elevation of the property towards ground level to provide natural light for the 2nd bedroom.

Consultations & Notification Responses

Local residents, as per appendix 1 – Letters and a site notice were posted and no comments were received from local residents.

WDRA – No objection to the proposal as the flat is existing and it does not harm the conservation area in their view.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but select policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

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 EN3 – Heritage

The National Planning Policy Framework (NPPF)

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

Issues

Principle – The principle of installing a window to provide natural light for an existing basement bedroom is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting and scale – The window would be sited towards the base of the gable wall, facing the driveway and adjacent property to the south-west, set back from the principal elevation by 6.5m. It would measure 0.61m in height and 1.17m in width. As there are already several windows of this type located around the basement level of this house and many neighbouring houses, the the siting and scale of the proposal is deemed acceptable.

Design and impact upon visual amenity and conservation area – The window would be timber framed and double glazed, to match the existing windows. As it would be sited well away from the highway and located between the properties, perpendicular to the road, it would not be readily visible and therefore would not form a feature within the street scene. Due to its small scale, matching materials and the existing precedence in the area, it is not considered to alter the character of Clyde Road and it is considered that it causes less than substantial harm to the Albert Park conservation area.

Residential amenity – Although it would face the neighbouring property, the distance between would be approximately 3.2m and it is sited at basement level, meaning it would be almost ceiling height for the bedroom and therefore not likely to lead to overlooking. Hence, the proposal is not considered to affect the existing levels of residential amenity currently enjoyed by the surrounding occupiers. In addition to this, no objections were received from those notified of the development.

Conclusion – The proposal complies with policies DM1, SP1 and EN3 of the Core Strategy, saved policies DC1 and DC18 of the UDP and the NPPF. The application received no objections and the extension is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers, it causes less than substantial harm to the the

visual amenity of the house and Albert Park Conservation Area. The proposed works are deemed acceptable and may commence in accordance with the following conditions.

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 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 revised drawing numbered 'PL2a', stamped as received by the City Council as Local Planning Authority on the 30th April 2020.

Reason - To ensure 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 proposed window hereby permitted shall match those specified on the submitted drawing 'PL2' - being timber framed with double glazing, to match existing.

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

West Didsbury Residents Association

77 Northen Grove, Manchester, M20 2JL
79 Northen Grove, Manchester, M20 2JL
100 Clyde Road, Manchester, M20 2JN
104 Clyde Road, Manchester, M20 2JN
Flat 5, 104 Clyde Road, Manchester, M20 2JN
Flat 3, 104 Clyde Road, Manchester, M20 2JN
Flat 4, 102 Clyde Road, Manchester, M20 2JN
Flat 7, 102 Clyde Road, Manchester, M20 2JN
Flat 4, 104 Clyde Road, Manchester, M20 2JN
Flat 2, 104 Clyde Road, Manchester, M20 2JN
Flat 1, 104 Clyde Road, Manchester, M20 2JN
Flat 7, 93 Clyde Road, Manchester, M20 2WW
Flat 6, 93 Clyde Road, Manchester, M20 2WW
Flat 5, 93 Clyde Road, Manchester, M20 2WW
Flat 4, 93 Clyde Road, Manchester, M20 2WW
Flat 3, 93 Clyde Road, Manchester, M20 2WW
Flat 2, 93 Clyde Road, Manchester, M20 2WW
Flat 1, 93 Clyde Road, Manchester, M20 2WW
Flat 6, 102 Clyde Road, Manchester, M20 2JN
Flat 5, 102 Clyde Road, Manchester, M20 2JN
Flat 3, 102 Clyde Road, Manchester, M20 2JN
95 Clyde Road, Manchester, M20 2WW
Flat 2, 102 Clyde Road, Manchester, M20 2JN

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 - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH