

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142095/JO/2025

Date registered valid: 12 February 2025

Proposal: Variation of conditions 2 (specified plans) and 3 (materials) attached to planning permission referenced 136320/FH/2023 to allow elevational changes and changes to external materials.

Address: Ashfield Lodge Bungalow, 227 Palatine Road, Manchester, M20 2UD

Ward(s): Didsbury West Ward

Applicant: Mr R Box

Agent (if any): Mrs Jenny McIntee, Jenny McIntee Architecture

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **09/04/2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Standard consultations:

Printed: 18 February 2025 Expired: 11 March 2025

Neighbour notifications

Printed: 18 February 2025 Expired: 11 March 2025

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 Ashfield Lodge Bungalow, 227 Palatine Road, a detached single-storey dwelling located within a residential enclave set back from the main Palatine Road. The bungalow is the former security lodge for the larger apartment block behind, it is accessed via a private road off Palatine Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character, with a mixture of detached and semi-detached dwellings nearby. The application is set back from Palatine Road on private land and is surrounded by vegetation and trees with a golf course to the rear.

Description of development

The applicant seeks to vary conditions 2 (specified plans) and 3 (materials) of planning approval 136320/FH/2023. The proposed changes relate to elevational amendments and revisions to the external materials. The new plans include alterations external materials, window positions and sizes, and changes to further improve flood defences. These changes have been made to improve the overall appearance, privacy and flood resilience of the scheme.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No objections received

Arboriculture – No comments received.

HS2 – No comments received.

Flood Risk Management – FRM made the following comments:

Minor Extension Proforma requested –

Condition 1: No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Assessment of the estimated flood level for the Site including Product 4.
- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).
- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Whilst the above is noted, it is not actioned for the following reasons:

The application is for the variation of conditions relating to materials and approved plans but does not result in a change of built form or scale, nor does it involve an increase or decrease in internal floor levels. In addition to this, flood resistant measures have been implemented as shown on the proposed plans. The original application 136320/FH/2023 provided a full Flood Risk Assessment which was subsequently assessed and approved by FRA in April 2023, and as advised an informative was added to this decision recommending the use of a drainage system to prevent the increased risk of flooding.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 is the key document in the Manchester Local Plan. Relevant policies include:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN14 – Flood Risk

Places for Everyone (2022-2039) is also a material consideration and the following policies are relevant:

- JP-S1 – Sustainable Development
- JP-S5 – Flood Risk and the Water Environment

The National Planning Policy Framework (2024) is also a material consideration, especially:

- Chapter 12: Achieving well-designed and beautiful places
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Principle

The principle of the development was established under application 136320/FH/2023 for extensions and alterations to the bungalow. This application seeks to vary the approved plans and external materials. As the changes are minor and relate to details of appearance and layout, the principle of the development remains acceptable.

Visual Amenity

The proposed elevational changes involve the use of timber and stone cladding in place of brick, changes to sizes and positions of windows for flood resistance purposes, changes to doors also for flood resistance purposes, and change in the amount and position of roof lights due to the associated internal reconfiguration. The amendments will not alter the approved scheme in scale or form. The replacement of materials with timber and stone cladding are not considered to be visually incongruous given the mixed character of the surrounding area and given that application site is situated back from the public highway and surrounded by trees and vegetation it will not be largely visible from the highway.

The reduction from full length glazing to windows with 600mm gaps above floor level will both aid privacy (in relation to the North Elevation which fronts the pathway/private road) and will aid flood defence. The changes to fenestration are not considered to be visually incongruous and are acceptable.

The proposal therefore complies with Core Strategy policies DM1 and EN1.

Flood Mitigation

The site lies partially within Flood Zones 2 and 3 as identified by the Environment Agency. The proposed variation of conditions does not increase the footprint or vulnerability of the development, the use of anti-flood bricks, flood barrier, and reducing the window depth to a minimum of 600mm above floor levels will help to further mitigate the risks of flooding. The development is therefore considered acceptable with regard to flood risk, in accordance with Core Strategy policy EN14 and national planning guidance.

Conclusion

The variation of the specified materials is acceptable. The change is considered to be appropriate in terms of design and visual amenity. The varied proposal is considered pursuant to Policy DC1 of the UDP and Policies DM1 and SP1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and

any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

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 136320/FH/2023, that date being 24th April 2023.

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 - Proposed Elevations - 15 April 2025
- Drawing - Proposed Floor Plans - 15 April 2025
- Supporting Information - Supporting Planning Statement - 15 April 2025.
- Drawing - Proposed Site Plan - 07 February 2025.
- Document- Tree Survey
Stamped as received by the City Council as Local Planning Authority on 21 February 2023

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 constructed using materials stipulated in the drawings and supporting planning statement.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

5. The development hereby approved shall be carried out in accordance with 'Tree Survey' stamped as received by the City Council as Local Planning Authority on 21 February 2023, in relation to retaining the protected trees within the application site. The Tree Survey plan shall be implemented in accordance with the approved scheme as part of the development and shall be so maintained and retained at all times thereafter.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
High Speed Two (HS2) Limited

17 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
19 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
20 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
22 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
24 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
25 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
27 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
16 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
29 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
30 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
18 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
21 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
23 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
26 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
28 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
15 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
13 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
10 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
8 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
5 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
3 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
Ashfield Lodge, Palatine Road, Manchester, M20 2UD
14 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
12 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
11 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
9 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
7 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
6 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
4 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
2 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
1 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA