

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141407/FH/2024
Date registered valid: 29 October 2024
Proposal: Installation of timber play structure with raised bridge/walkway within the rear garden
Address: 21 Parkfield Road South, Manchester, M20 6DB
Ward(s): Didsbury West Ward

Applicant: Mr Danny Molloy
Agent (if any): Mr Mike Buckenham, Barnes Walker Landscape Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18/12/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/12/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 November 2024

Expired: 2 December 2024

Site notice

Posted: 20/12/2024

Expired: 11/12/2024

Press advert

Published: 19 November 2024

Expired: 10 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to the garden of 21 Parkfield Road South, a large detached three-storey class C3 residential house in West Didsbury. The area is predominantly residential in terms of its character, with a range of detached, semi-detached and low-rise apartment housing types. The area is within the Blackburn Park Conservation Area, an area consisting of large Edwardian houses on mature tree lined street. The site is in close proximity to Didsbury village district centre and West Didsbury Metrolink stop.



Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a timber play structure in the rear garden of the property.

Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments or objections received.

Policy

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 - Heritage

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC18 Conservation Areas

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development
- P2 - Heritage

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The principle of installing a children's play structure for the purposes of improving outdoor amenity space is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Visual Amenity

The proposal would be constructed of timber and painted black to reduce its visual prominence. It would be positioned in the rear corner of the garden, adjacent to the 1.5m boundary wall. The structure would measure 3640mm(w) x 3130mm(l) x 2820mm(h).

The design and appearance of the proposal accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential Amenity

The play structure would not be visible from the public highway, nor from the eastern side of the garden due trees screening the garden. The rear and western boundaries are shared with Elmwood Lodge apartments, however there is a number of mature trees that provide a level of screening. The structure would be in use for a minimal amount of time to cause such undue harm to amenity as would warrant the refusal of planning permission.

In addition, no objections from neighbouring residents were received in response to this application.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Impact on Conservation Area

The application site is located within the Blackburn Park Conservation Area (1979) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area, and not cause substantial harm to heritage assets within the conservation area.

The proposal would be in the rear corner of the garden and cannot be seen from the public highway and therefore will have a less than substantial impact on the character of the area and the wider conservation area. The proposal therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

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

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 OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

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

- a. Drawing - Location Plan – 29 October 2024
- b. Drawing –Proposed Elevations – 29 October 2024 - M3566-BD-26-V01
- c. Drawing – Landscape Layout – 29 October 2024 - M3566-BD-02-V20

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

23 Parkfield Road South, Manchester, M20 6DB
Flat 5, 23 Parkfield Road South, Manchester, M20 6DB
Flat 23, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 21, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 20, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 17, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 15, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 13, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 9, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 7, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 6B, 23 Parkfield Road South, Manchester, M20 6DB
Flat 6A, 23 Parkfield Road South, Manchester, M20 6DB
Flat 4, 23 Parkfield Road South, Manchester, M20 6DB
Flat 3, 23 Parkfield Road South, Manchester, M20 6DB
Flat 2, 23 Parkfield Road South, Manchester, M20 6DB
Flat 1, 23 Parkfield Road South, Manchester, M20 6DB
12 Parkfield Road South, Manchester, M20 6DB
Flat 19, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 18, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 16, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 14, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 12, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 11, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 8, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 24, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 22, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
14 Pine Road, Manchester, M20 6UY
Flat 10, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
10 Parkfield Road South, Manchester, M20 6DB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA