

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139234/FO/2024
Date registered valid: 12 February 2024
Proposal: Replacement balcony doors.
Address: Flat 6, 98 Palatine Road, Manchester, M20 3YB
Ward(s): Old Moat Ward

Applicant: Miss Lauren McIlroy
Agent (if any):
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14 March 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 February 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 February 2024 Expired: 12 March 2024

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a three-storey detached double-fronted villa property of redbrick with a grey slate roof. The property features black timber-framed windows, including 2no. two-storey bays to the front, a modest garden and driveway area bordered by a mid-level redbrick wall, capped with black iron railings, a three-storey rear outrigger, a rear balcony area at first-floor level, a number of Juliet-style balconies and a spacious hardstanding parking zone, also located to the rear.



Figure 1. Application site.



Figure 2. Rear view of site, with area of development circled in red.

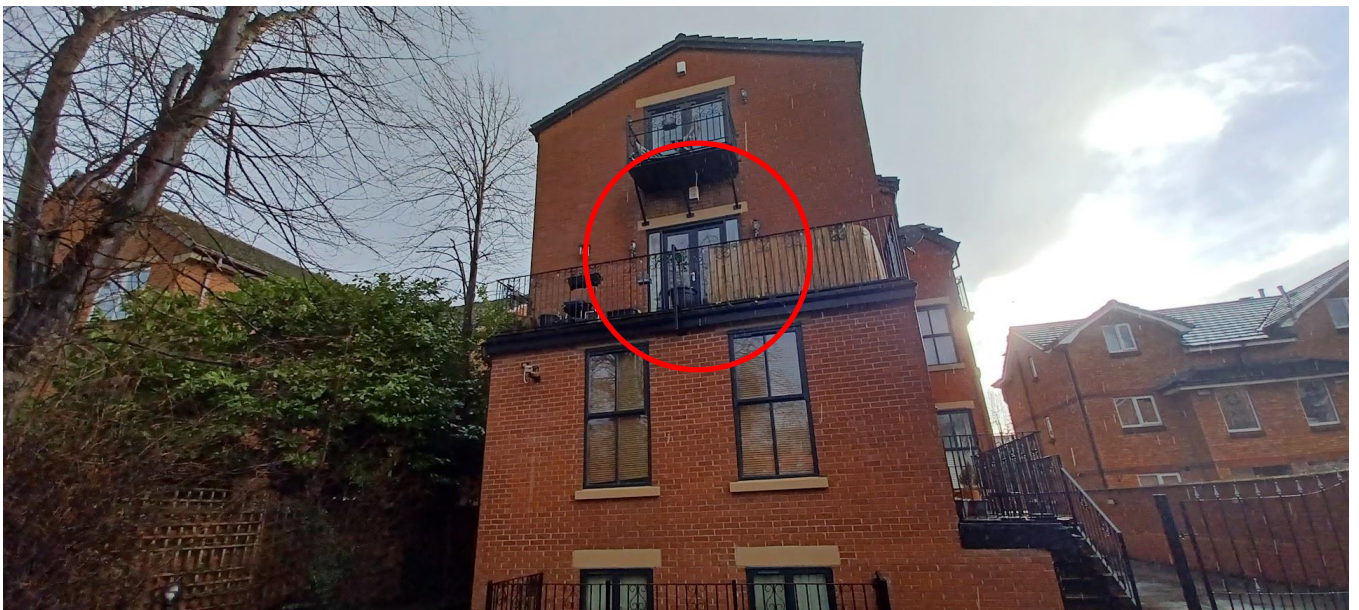


Figure 3. Rear view of application property, with area of development circled in red.

Description of area

Palatine Road is a residential street situated within the Old Moat ward of Manchester, close to West Didsbury Metrolink tram station, West Didsbury Primary School, and Lapwing Lane high street. The area is predominantly residential in character, consisting of detached and semi-detached residential properties as well as residential apartment complexes, and benefits from its proximity to West Didsbury district centre.

Description of development

The applicant is seeking permission for the installation of replacement balcony doors.

Planning history

057165/FO/SOUTH1/99 - Three storey rear extension, third floor side extension and alterations to form 14 self-contained flats – **APPROVED** (28.10.1999).

F01530 - Erection of a part single/part 2-storey building to form a Doctors Group Practice with a flat, after demolition of existing house let in flats – **WITHDRAWN**.

F01474 - Erection of part 2/part 3-storey block of 5 two-bedroomed flats, with 5 garages and 4 visitors parking spaces after demolition of existing flats – **WITHDRAWN**.

CERTIFICATE OF LAWFULNESS Use of dwellinghouse as 8no. self-contained flats – **APPROVED** (08.08.1996).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone

The Inspectors’ Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors’ Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is ‘sound’.

You can view the Inspectors’ Report on the GMCA’s website at [Places For Everyone - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/places-for-everyone). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors’ Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Issues

Principle – the principle of replacing the flat's existing timber-framed balcony doors with new black uPVC French doors so as to improve the weatherproofing and thermal efficiency of the property is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the siting, scale, and massing of the property would be unaffected by the proposal as no extensions are proposed.

Appearance and visual amenity – the proposal includes the replacement of the flat's existing timber-framed balcony doors, located to the rear of the site. These are in poor condition with large gaps forming to the fabric of the building.

The replacement doors would be similar in terms of their appearance to the existing, consisting of the following specification: 1700 x 2100 uPVC French doors. A+ Energy efficient and double-glazed. Frame: Elitis Contour Multi-Chamber Door System. Clear glazing texture. Outwardly, the doors would be black in appearance, whereas inwardly they would be white.

The proposal would have a minimal impact upon the appearance of the property and the visual amenity of the surrounding area and is therefore considered acceptable, according with policies DM1 and SP1 of the Core Strategy.

Residential amenity – given the minor scale and nature of the works, it is understood that the proposal would have a minimal effect upon the residential amenity of the area, thereby according with policies DM1 and SP1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

- 'Application for Planning Permission', numbered 'PP-12797686', stamped as received by the City Council as Local Planning Authority on the 12th February 2024.

- 'Location Plan', stamped as received by the City Council as Local Planning Authority on the 12th February 2024.

-Quotation of works, labelled 'Quotation', stamped as received by the City Council as Local Planning Authority on the 12th February 2024.

Reason - To ensure the development is carried out in accordance with the approved documents, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the proposal hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

West Didsbury CE Primary School, 68 Central Road, Manchester, M20 4ZA
Flat 7, 96 Palatine Road, Manchester, M20 3YB
Flat 4, 96 Palatine Road, Manchester, M20 3YB
Flat 1, 96 Palatine Road, Manchester, M20 3YB
15 Lawnside Mews, Palatine Road, Manchester, M20 3YD
13 Lawnside Mews, Palatine Road, Manchester, M20 3YD
1 Lawnside Mews, Palatine Road, Manchester, M20 3YD
16 Lawnside Mews, Palatine Road, Manchester, M20 3YD
14 Lawnside Mews, Palatine Road, Manchester, M20 3YD
12 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 4, 98 Palatine Road, Manchester, M20 3YB
Flat 1, 98 Palatine Road, Manchester, M20 3YB
Flat 8, 98 Palatine Road, Manchester, M20 3YB
2 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 10, 98 Palatine Road, Manchester, M20 3YB
98 Palatine Road, Manchester, M20 3YB
96 Palatine Road, Manchester, M20 3YB
Flat 9, 96 Palatine Road, Manchester, M20 3YB
Flat 8, 96 Palatine Road, Manchester, M20 3YB
Flat 6, 96 Palatine Road, Manchester, M20 3YB
Flat 5, 96 Palatine Road, Manchester, M20 3YB
Flat 3, 96 Palatine Road, Manchester, M20 3YB
Flat 2, 96 Palatine Road, Manchester, M20 3YB
Flat 9, 98 Palatine Road, Manchester, M20 3YB
Flat 7, 98 Palatine Road, Manchester, M20 3YB
Flat 5, 98 Palatine Road, Manchester, M20 3YB
Flat 3, 98 Palatine Road, Manchester, M20 3YB
Flat 2, 98 Palatine Road, Manchester, M20 3YB

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
Area Team Boundary - Name: SOUTH AREA