MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139731/FH/2024
Date registered valid:	18 April 2024
Proposal:	Erection of part single, two storey side and rear extension following demolition of garage and boundary treatment, and installation of front boundary treatment and personnel gate to the front of the property.
Address:	32 Hawthorn Road, Manchester, M40 3RH
Ward(s):	Moston Ward
Applicant:	Mr Anthony Hill
Agent (if any):	Mr Trevor Cousins Forty8 Design Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12 June 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 May 2024

Standard consultations:
Printed: 23 April 2024 Expired: 15 May 2024

Neighbour notifications
Printed: 23 April 2024 Expired: 15 May 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: No

Tree Preservation Order: No

Description of area

The application site relates to 32 Hawthorn Road within the north Manchester ward of Moston. The application site relates to a semi-detached, two storey, red brick dwellinghouse characterised by a mock Tudor gable feature, circular bay windows and a recessed front porch. At the time of the site visit, clearance works to the site had begun including the demolition of the garage (garage is shown on the existing plans). Amenity space for the property consists of an off street driveway with areas of soft landscaping, hardstanding between the property's single storey side extension and the common boundary with the neighbouring property and the rear of the site is characterised by a spacious garden, with an approximate area of 326 square metres.

The surrounding area is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of part single, two storey side and rear extension following demolition of garage and boundary treatment, and installation of front boundary treatment and personnel gate to the front of the property.

The part single storey side extension would at the largest point have approximate dimensions of Height: 3.2 x Length: 9.7 x Width: 5 metres. The part two storey side extension would be set in further from the common boundary and set further back from the primary elevation of the host property than the ground floor element. At the largest point, this element would have approximate dimensions of Height: 7.5 x Length: 9.7 x Width: 3.9 metres. After the garage, the width of the side extension would reduce on both levels.

The part single storey rear extension would have a staggered form and so the projection of the rear extension differs throughout the proposal. At the point closest to the common boundary with the neighbouring property (no.30 Hawthorn Road), the proposal would have a projection of 1 metre. At the largest point, the ground floor extension would have a projection of 4 metres and at the point closest to neighbours no.34 Hawthorn Road have a projection of 3.5 metres. The rear extension at the largest point would have an approximate height of 7.4 metres.

The proposal would involve the insertion of the following:
-garage door and two windows within the front elevation,
-four windows and a door in the side elevation facing no.34 Hawthorn Road
-four windows and two sets of sliding doors within the rear elevation
-two windows within the elevation facing no.30 Hawthorn Road
-one roof light within a part single storey rear extension.

Materials to be used throughout the extension would involve:
-Insulated cavity wall construction with 'Manchester Red' facing brickwork sized to match existing, with soldier course headers and cills.
-New insulated roof with grey slates/ tiles to match existing at equal pitch.
-Double glazed Upvc windows. Colour: Black
-Double glazed aluminium bifold/ sliding doors. Colour: Black
- Black uPVC half round gutter and RWP.
-Softwood painted soffits and fascias. Colour: Black.
-Square bay window. Colour: Black
- Double glazed feature gable windows set within vaulted roof.
-Alumimum Roller Garage door. Colour: Black
-Glazed 'Juliette' balcony.

Existing windows would be replaced with new black uPVC to match adjacent attached property- this element of works would not require planning consent.

The proposal would also involve the installation of front boundary treatment and personnel gate to the front of the property. The boundary treatment would take the form of new timber bi-fold electric gates and a new pedestrian gate to be created with a width of 0.8 metres.

Whilst not requiring consent, the site plan indicates the insertion of 900mm high close-boarded timber garden fence and new 1.85 metres high close board timber fence along the common boundary with no.34 Hawthorn Road.

Amended Plans

Plans were amended during the course of the application. The original scheme gave rise to several concerns. The plans were subsequently altered with the following amendments:
-Changes to fenestration facing no.34 Hawthorn Road.
-reduction in size of first floor side extension to ensure a sense of subserviency from the two storey side extension.
-Loss of first floor rear flat roof elements as it is contrary to Policy DC1.3 of the UDP.

-Additional information in relation to overlooking was provided by the agent.
-Further information in relation to materials was provided by the agent.
-Further information supplied in relation to boundary treatment in between the applicant site and no.34 Hawthorn Road.

The description of development was also amended to better reflect the development on site.

The revised scheme presented was considered to overcome the concerns raised and are assessed within this report.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and two responses were received objecting to the proposal. The following points were raised:
-Confirmation requested that the new gate post would not impact neighbours' boundaries at the point of interception.
-Overlooking concerns from windows and the request for certain windows close to shared boundaries to be obscure glazed.
-Confirmation of the height of boundary treatment separating neighbouring properties at different points.
-Overlooking created as a result of the proposal.

Further non-planning matters were raised in relation to the loss of mature and tall trees at the site impacting the outlook of neighbouring properties.

Highway Services

Highway Services were consulted on the application and provided the following response:

The proposed extension is fully contained within the site's perimeter and does not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

In-curtilage parking will remain as existing, which is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

Detail should be sought from the applicant in relation to any proposed construction or fitout

arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email --highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Environmental Health

Environmental Health were consulted on the application and requested the following condition be attached to any approval granted:
DEMOLITION/CONSTRUCTION HOURS
Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance

are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, two storey side and rear extension following demolition of garage and boundary treatment, and installation of front boundary treatment and personnel gate to the front of the property. This is considered acceptable in principle as many people prefer to alter and adapt 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Part single, two storey side and rear extension:
Development would be sited close to the common boundary with no.34 Hawthorn Road. Whilst as existing the garage was sited close to the boundary, the proposal would result in additional built form at both ground and first floor levels. The side extension has been designed so that built form, where possible, is pulled away from the shared boundary with no.34. Whilst the ground floor would be sited at the closest point 1.1 metres from the shared boundary, at first floor level, to the closest point, the built form is 2.5 metres away. Further, once the extension projects beyond the rear building line of the neighbouring property, the built form is pulled away

from the shared boundary by 3.1 metres. As such, given this and the detached nature of the proposal, the extension is not considered to give rise to an overbearing feature to the neighbour. The spacious nature of both the applicant and neighbouring property ensures the proposal does not overwhelm the neighbour's rear amenity space.

Four windows and a glazed door would be inserted within the side elevation facing the shared boundary with no.24 Hawthorn Road. Following concern with adverse privacy implications, the agent agreed for all the windows to be obscure glazed and top opening only. Further, an elevational drawing was supplied which showed that the windows would not be easily seen by the neighbour's amenity space and thus it is not considered the windows would give the perception of overlooking. This concern was raised within a neighbour objection and the windows and boundary treatment (although the boundary treatment would not need consent in its own right) would be conditioned accordingly to ensure the mitigation of adverse amenity implications. A condition would be placed on any approval granted restricting the further insertion of windows and doors at this location or any other elevations within the proposal. Further, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

Due to the orientation of properties within this section of Hawthorn Road and the property's semi-detached nature, it is not considered the proposal would give rise to any adverse loss of light/ overshadowing implications to no.34 Hawthorn Road.

The adjoining semi- no.30 Hawthorn Road- would also experience additional built form closer to the shared boundary than is currently the case. At the point closest to the shared boundary, the ground floor extension would have a projection of 3 metres. Given the small projection, this element is not considered overbearing, respecting the close nature of the neighbour and the neighbour's fenestration close to the boundary. The ground floor extension would increase to 4 metres projection but would be sited over 3 metres from the shared boundary. This is considered adequate to ensure the proposal is not overbearing. Due to the orientation of properties and the proposal being single storey, the proposal is not considered to give rise to any loss of light implications. Two windows would be inserted in the gable element at ground floor element facing the direction of the adjoining neighbour. The agent supplied a plan showing that overlooking to the neighbour would not be possible. Given this and the distance from the boundary, any overlooking is not considered to be significant.

Further at first floor level, the built form would be pulled away from the boundary by approximately 3.5 metres before the proposal extends 4 metres beyond the applicant's existing rear building line. This is considered adequate to ensure the neighbour does not feel an overbearing or tunnelling feature to the neighbour's windows.

One neighbour raised concerns the proposal to the rear would give rise to adverse privacy implications to neighbouring properties. Given the windows within the rear elevation would look onto the applicant's rear garden and there would be an approximate 22 metre gap retained to the rear boundary, and given the positioning of other neighbouring properties, any level of overlooking is not considered to be severe.

Installation of front boundary treatment and personnel gate to the front of the property:
Any amenity implications from the proposed boundary treatment to the front of the property would be felt in a visual sense. The boundary treatment would take the form of new timber bi-fold electric gates and a new pedestrian gate to be created with a width of 0.8 metres. The gate would have a wider structure than is the case as existing, however the height of the brick pier would remain the same. The proposal would be considered appropriate in height as the gates would have a height of 1.5 metres and offer a level of visual permeability after 1.1 metres. The new brick piers with coping would match the existing circumstances and so not differ in

appearance. The creation of a personnel gate is considered appropriate for visitors and so is not considered to give rise to any adverse amenity implications.

One neighbour sought confirmation through a neighbour response that the proposed gates would not give rise to adverse implications to the neighbour's boundaries. Although the brick piers would move closer to the shared boundary with no.34 than the existing case, it is not considered to adversely impact the neighbouring property.

One neighbour raised concern with the loss of mature trees at the site. As this was done before the submission of the application and no consents were required for their removal this matter cannot be considered within the assessment of this application.

Whilst it is acknowledged the proposal would result in a large extension to the side and rear, given the spacious plot and given the proposal has been designed in a way so built form is pulled in from shared boundaries, overall, it is not considered to cause significant impact to the neighbouring properties in terms of amenity.

Design and Appearance

Part single, two storey side and rear extension:
In regard to the side extension, DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. In this instance, a 1.1 metre gap is retained from the side extension at the closest point, but at first floor level the side extension is set in and set back. The roof sits at a lower position than the host property and as such, the side extension is considered to create a subservient feature at the site, pursuant to Policy DC1.4 of the UDP. The side extension is designed so to cause the least amount of harm to the neighbouring property and as such is considered acceptable in size and form.

The roof form has been amended following concerns with the original plans which showed flat roof elements within the first floor rear extension, contrary to Policy DC1.3 of the UDP. Valley gutters would instead be used and as such, is considered to reduce the bulk and massing of the proposal slightly. The roof and overall form of the rear extension utilises the existing property's rear gable element to influence future development with the proposed gable roof. The ground floor extension closest to no.30 Hawthorn Road is also considered to be respectful to the existing circumstances given the extension against the common boundary has a projection of 1 metre only.

The rear extension at the largest point would have a projection of 4 metres. It is acknowledged that the projection would exceed Policy DC1.3 of the UDP. However, it is noted Permitted Development rights, including the Larger Homes Extension Route allow extensions up to 6 metres in size. Given the projection of the rear extension is altered to minimise impact to the neighbouring property, the projection across the rear extension is considered acceptable.

Materials to be used throughout the extension would involve:
-Insulated cavity wall construction with 'Manchester Red' facing brickwork sized to match existing, with soldier course headers and cills.
-New insulated roof with grey slates/ tiles to match existing at equal pitch.
-Double glazed Upvc windows. Colour: Black
-Double glazed aluminium bifold/ sliding doors. Colour: Black
- Black uPVC half round gutter and RWP.
-Softwood painted soffits and fascias. Colour: Black.

-Square bay window. Colour: Black
- Double glazed feature gable windows set within vaulted roof.
-Alumimum Roller Garage door. Colour: Black
-Glazed 'Juliette' balcony.

Where possible, the materials to be used would match the host property. It is noted the existing windows and doors would be altered to a black colouration which could be achieved through the route of Permitted Development. As such, the use of black fenestration in the propsoal is considered appropriate. All materials would be conditioned accordingly within any approval granted.

Installation of front boundary treatment and gate to the front of the property:
Through the route of Permitted Development, at the point where the boundary treatment is adjacent to a highway, a 1 metre boundary could be achieved through the route of Permitted Development. Whilst it is acknowledged the new gates would exceed PD rights by 0.5 metres at the highest point, the boundary treatment does offer a level of visual permeability over 1 metre. The brick piers would also replace the existing circumstances at the site. As such, the form of the proposal is considered appropriate in form and scale, pursuant to Policy DC1 of the UDP.

The boundary treatment would take the form of new timber bi-fold electric gates and brick piers with coping. Although the driveway gates drawing shows an indicative image of the gates, it is marked on the plans as the exact style being unknown. As such, a condition requesting further information in relation to the driveway gates would be attached to any approval granted.

Highway Services reviewed the application and did not raise any objections to the proposed boundary treatment or wider development.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Parking spaces would still be available for the residents to park off street and within the proposed garage. As such, no changes to car parking would occur as a result of the proposal and is therefore welcomed.

Bin Storage

A 1.1 metre gap would be retained from the proposed side extension and the shared boundary with no.34. As such, space would be retained for bins to be stored within the rear amenity space (as indicated within the site plan) and be brought to the road on the day of collection. This arrangement is considered acceptable to the LPA.

Conclusion

It is acknowledged the proposal would result in a decent sized extension with large projections with a multitude of several different roof forms. However, given the proposal is designed in a way to mitigate harm to the neighbouring properties, given the expansive plot and given the semi-detached nature of the property, the plot is considered to accommodate the scheme

proposed. As such, the proposal is acceptable and is considered pursuant to Policy DC1 of the UDP and Core Strategies SP1 and DM1.

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 polices 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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised plan overcoming concerns has been received and appropriate conditions have been attached to any approval granted.

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 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 following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 8 April 2024.
-Drawing- Existing & Proposed- New Driveway Gates, numbered 2404(08)11, stamped as received by the City Council as Local Planning Authority on 18 April 2024.
-Drawing- Proposed- Roof Plan, numbered 2404(03)07 REV A, stamped as received by the City Council as Local Planning Authority on 24 May 2024.
-Drawing- Proposed- Floor Plan, numbered 2404(08)08 REV A, stamped as received by the City Council as Local Planning Authority on 24 May 2024.
-Drawing- Proposed- Elevation, numbered 2404(08)09 REV A (Front and Rear), stamped as received by the City Council as Local Planning Authority on 24 May 2024.
-Drawing- Proposed- Elevation, numbered 2404(08)10 REV A (Side), stamped as received by the City Council as Local Planning Authority on 24 May 2024.
-Drawing- Proposed- Rear Elevation- Viewing Lines Indicated, numbered 2402(08)12, stamped as received by the City Council as Local Planning Authority on 24 May 2024.
-Drawing- Proposed- Site Plan, numbered 240(08)03, stamped as received by the City Council as Local Planning Authority on 5 June 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, all fenestration facing the common boundary with no.34 Hawthorn Road as shown on the approved 'Drawing- Proposed- Elevation, numbered 2404(08)10 REV A (Side)', stamped as received by the City Council as Local Planning Authority on 24 May 2024 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

In addition, the windows within this elevation shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form, within 'Drawing- Existing & Proposed- New Driveway Gates, numbered 2404(08)11', and within the 'Drawing- Proposed- Elevation, numbered 2404(08)09 REV A (Front and Rear)' specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Notwithstanding the details within the approved plans 'Drawing- Existing & Proposed- New Driveway Gates, numbered 2404(08)11', stamped as received by the City Council as Local Planning Authority on 18 April 2024, prior to the first occupation of the development details and style of the driveway and personnel gate shall be submitted to and approved in writing by the City Council as local planning authority, and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via
Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

34 Hawthorn Road, Manchester, M40 3RH
31 Hawthorn Road, Manchester, M40 3RH
53 Parkfield Road North, Manchester, M40 3TB
49 Parkfield Road North, Manchester, M40 3TB
30 Hawthorn Road, Manchester, M40 3RH
27 Hawthorn Road, Manchester, M40 3RH
12 Edith Cliff Walk, Manchester, M40 3TH
6 Edith Cliff Walk, Manchester, M40 3TH
36 Hawthorn Road, Manchester, M40 3RH
25 Hawthorn Road, Manchester, M40 3RH
16 Edith Cliff Walk, Manchester, M40 3TH
14 Edith Cliff Walk, Manchester, M40 3TH
10 Edith Cliff Walk, Manchester, M40 3TH
8 Edith Cliff Walk, Manchester, M40 3TH
4 Edith Cliff Walk, Manchester, M40 3TH
2 Edith Cliff Walk, Manchester, M40 3TH
38 Hawthorn Road, Manchester, M40 3RH
29 Hawthorn Road, Manchester, M40 3RH
59 Parkfield Road North, Manchester, M40 3TB
57 Parkfield Road North, Manchester, M40 3TB
55 Parkfield Road North, Manchester, M40 3TB
51 Parkfield Road North, Manchester, M40 3TB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA