MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Khaled Muwahed
479 Princess Road
Manchester
M20 1BU

Agent (if used)

Mr Hafid Selougha
aecdesign.co.uk
154 Park Road
Bolton
BL1 4RG

Part 1 – Particulars of the application/development

Proposal: Erection of part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.

Location: 479 Princess Road, Manchester, M20 1BU

Date of application: 13 December 2023

Application number: 138650/FH/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal 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. No significant problems have arisen during the consideration of this application.

Condition(s) attached to this decision

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:

a. P100 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P100_01 Sheet List, Location, Site and Area Plans 05/02/2024
b. P101 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P101_01 Floor Plan (DIMS) 25/09/2023
c. P102 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P102_01 Foundations and Roof Plans 25/09/2023
d. P103 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P103_01 Floor Plans (Furniture) 25/09/2023
e. P104 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P104_01 Sections 05/02/2024
f. P105 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P105_01 Front, Rear, Right Side Elevations and Section EE (Obscure Glazing Added) 05/02/2024
g. P106 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P106_01 Side Elevations (Obscure Glazing Added) 25/09/2023
h. P107 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P107_01 3D Views Set 1 05/02/2024
i. P108 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P108_01 3D Views Set 2 05/02/2024
j. P109 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P109_01 Proposed Drainage Details 25/09/2023
k. P110 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P110_01 Proposed Building Notes (1) 25/09/2023
l. P111 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P111_01 Proposed Building Notes (2) 25/09/2023
m. P112 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P112_01 Proposed Building Notes (3) 25/09/2023
n. P113 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P113_01 Front Garden Surface Treatment 25/09/2023
o. P114 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P114_01 Specification of Planting 25/09/2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3) 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 DM 1, SP 1 and EN 1 of the Core Strategy.

4) Before first occupation the first-floor rear facing windows and the first-floor side facing window in the 'right side elevations' as identified on the approved proposed

elevation plans shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable be of a fixed window type and shall remain so in perpetuity.

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

5) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings shall be implemented not later than 12 months from the date of commencement of works.
a. P113 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P113_01 Front Garden Surface Treatment 25/09/2023
b. P114 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M20 1BU_2022_0001 M201BU_2022_P114_01 Specification of Planting 25/09/2023

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

6) The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a

material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

The applicant should consider the effect of ongoing construction works and contractor parking on the highway and pavements. The applicant and contractors should be aware of safe routeing of any construction vehicles.

The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

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 Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Date: 6 February 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-householder-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.