MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138743/FO/2023
Date registered valid:	9 January 2024
Proposal:	Enlargement of access and increase in size of driveway
Address:	270 Parrs Wood Road, Manchester, M20 6JY
Ward(s):	Didsbury East Ward
Applicant:	Mr Mohamedi Lakdawala
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28th February 2024**



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 27.02.2024
Standard consultations:
Printed: 12 January 2024 Expired: 2 February 2024
Neighbour notifications
Printed: 12 January 2024 Expired: 2 February 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

The site relates to a two storey semi detached property in the Didsbury East ward area of Manchester. The site features hardstanding to the front with landscaped garden, brick boundary wall and brick pillars with timber fencing to the side and rear enclosing a rear garden. The property is of rendered finish a prominent theme for the properties along this road frontage



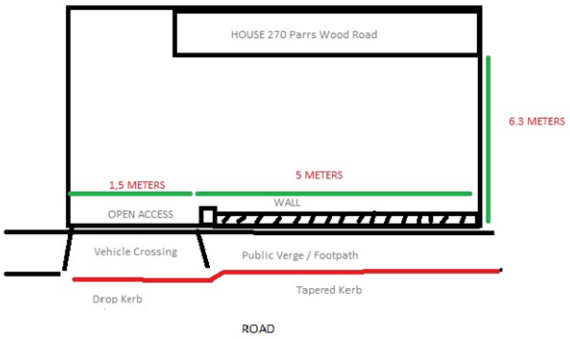

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the enlargement of access and increase in size of driveway.



EXISTING PLAN



PROPOSED PLAN

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

MCC Flood Risk Management – asked for additional information, however, no comments have been received as a result of this proposal**.**

Highways, comments as follows: Following additional information sent to highways, there is no objection to the proposal.

The site is located adjacent to the adopted highway. A cycle lane, No Waiting at Any Time and No Loading (Mon-Fri 8am-9.30am and 4pm-6pm) are in place.

It is understood that the proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

GATED ACCESSES:

Gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

It is noted that a dropped access is in place for the existing driveway. It is requested that applicant provide details of the widened access and driveway, including existing and proposed plans.

BOUNDARY TREATMENT

It is recommended that fencing / railings are visually permeable from a distance of 600mm upwards to ensure that child pedestrians are visible when accessing / egressing a site.

REFUSE AND SERVICING:

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.

CONSTRUCTION MANAGEMENT:

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 Contact Manchester 0161 234 5004.

Policy and Issues

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 11th July 2012.

- Policy DM 1 - Development Management
- The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.
The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

It is considered that the main issue associated with this application is parking provision. The principle is considered to be acceptable.

History

Previous applications relating to this site as follows:

Planning reference number: 092625/FO/2010/S2 - for proposed over-cladding of non traditionally constructed 'Corolite' houses Including exterior wall cladding, new windows, doors and canopies. This application was approved 26.07.2010

Residential Amenity

The applicant is seeking planning permission for the enlargement of access and increase in size of driveway. The site currently has brick pillars and a brick boundary wall to the front allowing access for one vehicle onto the site taken off Parrs Wood Road. In order to enlarge the access, the applicant would be demolishing the existing brick wall providing an open frontage to the site to allow up to two vehicles to park off road at the front of the property.

In addition to the changes, the applicant proposes to remove the garden currently landscaped and replacing with tarmac. In terms of the proposed materials it is intended to use digout and removal of spoil, weed membrane, Type 1 fresh mot stone subbase Concrete base + 40mm porous tarmac base, + 30mm porous tarmac layer and 6mm Tarmac topping With Drain all around 12 meters of aco as outlined in email dated 19th February 2024.

The enlargement of the driveway has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a change. It is not unusual for properties along this road to have up to two vehicles parked on the front driveway.

Highways have assessed the application and have no objection to the creation of a vehicle crossing on highway or pedestrian safety grounds. However, have asked for the applicant to review information regarding a dropped kerb and agreement with highways for a section 184.

On balance it is considered that the proposal accords with Core Strategy Policy DM1 and the NPPF.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs. The vehicular access would allow for further off street car parking for the occupiers of the application site.

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

Positive and proactive working - 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Received via email dated 14th February 2024 Existing and Proposed Site Plans

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

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the email as received dated 19th February 2024 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

277 Parrs Wood Road, Manchester, M20 6JZ
272 Parrs Wood Road, Manchester, M20 6JY
268 Parrs Wood Road, Manchester, M20 6JY
266 Parrs Wood Road, Manchester, M20 6JY

281 Parrs Wood Road, Manchester, M20 6JZ
279 Parrs Wood Road, Manchester, M20 6JZ
275 Parrs Wood Road, Manchester, M20 6JZ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA