

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138434/FO/2023
Date registered valid: 30 October 2023
Proposal: Installation of French doors following removal of existing window
Address: Flat 2, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Ward(s): Chorlton Ward

Applicant: Christine Parnell
Agent (if any): Mr Bernard Toomey, Studio Charrette
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13th December 2023



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 November 2023

Standard consultations:

Printed: 7 November 2023 Expired: 28 November 2023

Neighbour notifications

Printed: 7 November 2023 Expired: 28 November 2023

Site notice

Posted: 14.11.2023 Expired: 5.12.2023

Press advert Published: 14 November 2023 Expired: 28 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property relates to a ground floor flat on Whitelaw Road within a three storey detached building located in the Chorlton ward area of Manchester. The site falls within the Wilbraham Road/Edge Lane Conservation Area. Hard standing lies to the front for the use of off road car parking. Gardens are located to the rear of the property.



Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

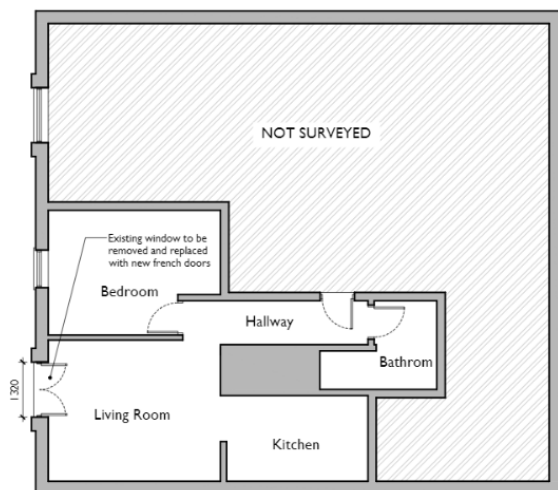
Tree Preservation Order: Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the installation of French doors following removal of the existing window



Consultations & Notification Responses

Local residents - No comments have been received as a result of this proposal.

Chorlton Voice – no response received as a result of this proposal.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

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

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

No previous applications relating to this property although there is a tree application relating to this site as follows:

Planning reference number: 133540/TCA/2022 - Works to trees - proposed pruning works to Sycamore (T1). This application was approved on 10th May 2022

Residential Amenity

The applicant is proposing to replace an existing window with a set of French doors to provide access into the rear amenity area within the curtilage of the ground floor flat. The location of the access would be situated on the west side of the building in the existing location of the rear window.

It is considered that the changes are minimal and given the presence of existing glazing, the replacement of the window to French doors is considered acceptable in this case. The existing front entrance to the flat would remain unchanged.

The changes would not provide any increase in the footprint of the property and therefore it is considered that the proposal would not provide a domineering and harmful outlook on the

occupiers of the adjoining properties and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a change. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching as specified in the application form.

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.

Impact on the Wilbraham Road/Edge Lane Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

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. No significant problems have arisen during the consideration of this application.

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:

Received on 13th December 2023 numbered P2 Revision A Proposed Plans and Elevations

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) 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

Apartment 9, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 6, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 2, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 11, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Flat Above, Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN
Apartment 14, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 8, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 4, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 3, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 1, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 15, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Flat 4, 5 Whitelow Road, Manchester, M21 9HQ
Flat 8, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 9, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 6, 7 Whitelow Road, Manchester, M21 9HQ
Flat 5, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 2, 14 Manchester Road, Chorlton, Manchester, M21 9JG
16 Manchester Road, Chorlton, Manchester, M21 1JG
Flat 1, 5 Whitelow Road, Manchester, M21 9HQ
Flat 6, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 4, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 1, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 3, 5 Whitelow Road, Manchester, M21 9HQ
Lloyds Hotel, Wilbraham Road, Manchester, M21 9AN
Apartment 7, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 5, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 13, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 12, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
Apartment 10, Chorlton View, 6 - 10 Whitelow Road, Manchester, M21 9HQ
14B Whitelow Road, Manchester, M21 9HQ
14A Whitelow Road, Manchester, M21 9HQ
14 Manchester Road, Chorlton, Manchester, M21 1JG
Flat 10, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 9, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 7, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 10, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 5, 7 Whitelow Road, Manchester, M21 9HQ
Flat 4, 7 Whitelow Road, Manchester, M21 9HQ
Flat 3, 7 Whitelow Road, Manchester, M21 9HQ
Flat 2, 7 Whitelow Road, Manchester, M21 9HQ
Flat 1, 7 Whitelow Road, Manchester, M21 9HQ
Flat 4, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 3, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 1, 14 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 8, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ

Flat 7, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 5, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 3, Whitelow Lodge, 12 Whitelow Road, Manchester, M21 9HQ
Flat 5, 5 Whitelow Road, Manchester, M21 9HQ
Flat 2, 5 Whitelow Road, Manchester, M21 9HQ
14 Whitelow Road, Manchester, M21 9HQ
Flat 12, 16 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 11, 16 Manchester Road, Chorlton, Manchester, M21 9JG

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
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Area Team Boundary - Name: SOUTH AREA