

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Abdul Patel
Architectural Aesthetics
2 Wynne Close
Manchester
M11 3TR

Agent (if used)

Mr Abdul Patel
Architectural Aesthetics
158 Seymour Grove
Manchester
M16 9GR

Part 1 – Particulars of the application/development

Proposal: Part retrospective erection of a single storey rear extension to 2 Wynne Close and adjoining side and rear extension (previously approved under ref: 123792/FO/2019) to form separate 2 storey dwellinghouses (Class C3) and related formation of gardens boundary treatments, car parking spaces and new vehicular access from Bell Crescent.

Location: 2 Wynne Close, Manchester, M11 3TR

Date of application: 11 February 2022

Application number: 132839/FO/2022

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 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. In this case, discussions have been undertaken with the applicant's agent that have clarified measure to address the potential impact of historic ground conditions and the submission of drawings that correspond to implemented works. On this basis sufficient information was provided to allow the assessment of the proposals as and no further negotiation was required.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received stamped as received by the City Council as local planning authority on: 14 February 2002, 8 April 2022 and 10 February 2023:

Planning application forms

Location plan with a red edge Ref: DWG 220110-00

Proposed site plan Ref: DWG 220110-01

Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C.

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

2) Notwithstanding the materials used in the construction of the single storey extension, the development hereby approved shall be undertaken in accordance with the material specifications as shown on the approved drawings and set out within the planning application forms, including the use of matching brickwork, render and roof tiles. The development shall then be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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 windows shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings Ref: Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

4) 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 garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Before first occupation the windows in the north-east roof plane to the single storey extension and bathroom windows shown on approved drawing Existing and proposed floor plans and elevations Ref: DWG220110-02 Rev C 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.

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 for the City of Manchester.

6) The development shall only comprise and be used as a two separate dwellinghouses (Class C3).

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement to Bell Crescent shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

8) Before the occupation of the authorised development, details of the design, siting and appearance of a cycle store in relation to the approved two storey dwellinghouse shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of the development, details of the specification of an electric vehicle charging point in relation to the approved two storey house, including confirmation of a 7 kw/H charging capacity, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented upon occupation of the two storey house and maintained in situ thereafter.

Reason - In the interests of residential amenity and the contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) Before the occupation of the authorised development, details of the design and appearance of the bin storage enclosures relating to 2 Wynne Close and the approved two storey dwellinghouse shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented in conjunction with the specified number of bins identified on drawing referenced Proposed site plan Ref: DWG 220110-01 as part of the agreed waste management strategy prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of segregated waste and recycling bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester

11) Before the occupation of the authorised development, details of the specification and appearance of boundary treatments between the front and rear gardens between 2 Wynne Close and the approved 2-storey house and gates to the new vehicular access as shown on drawings ref: Proposed site plan Ref: DWG 220110-01 shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented as part of the agreed waste management strategy prior to the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and highway safety pursuant to policies Sp1 and DM1 of the Core Strategy for the City of Manchester.

12) Notwithstanding the detail of drawing referenced: Proposed site plan Ref: DWG 220110-01 and before the occupation of the authorised development, details of the species and planting specifications relating to the landscaping within the garden of the approved two storey house shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full in the first full planting season following its approval and maintained in situ thereafter.

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 for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is recommended that the implemented development incorporates the following crime reduction and site security measures:

- i. The inclusion of locks, fittings and glazing that accords with Secured by Design standards;
- ii. All garden boundary treatments (to side and rear) should be 2100 mm high.
- iii. Vehicular entrance gates should be installed;

- iv. Dusk til Dawn lighting should be installed on all external doors;
- v. Any external bin store should be a secure, lockable and fire resistant enclosure.

The proposed vehicular access should be constructed in accordance with Council standards and a Section 184 vehicle crossing licence / agreement will be required. Please contact the Council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) to discuss further.

Mining Information - The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A. Environmental guidance can be found via the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3.

Date: 20 March 2023

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 six months 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-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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or 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 his 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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024