

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135621/NMC/2022

Date registered valid: 19 December 2022

Proposal: Non material amendment to planning permission referenced 133267/FH/2022 to enable a reduction in the floorplate size

Address: 6 Lingcrest Close, Manchester, M19 2WJ

Ward(s): Levenshulme Ward

Applicant: Mr M Chauhan 6 Lingcrest Close, Manchester, M19 2WJ

Agent (if any): Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 03 January 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 proposed development relates to a 2-storey dwelling house and associated garden areas on the north-western side of Lingcrest Close. It is located in a residential area predominantly comprising of semi-detached houses. The rear elevation faces towards the side elevation of 17 Hillcrest Drive.

The application property has been extended along the front, side and rear elevations historically. Furthermore, planning permission has been granted subject to conditions on 17th December 2021 for the erection of part single, part two storey side and rear extension to form additional living accommodation.

The existing house comprises of a 2-storey dwellinghouses with 3 bedrooms and pitched roof and gable elevation. The house has an existing wrap-around front porch and single storey side extension that is marginally offset from the boundary with no. 4 Lingcrest Close and has a width of 1.8 metres, a forward projection of 1.7 metres (incorporating a porch with a width of 2.2 metres). The side extension extends beyond the original rear elevation with a projection of 500mm. The dwellinghouse also benefits from a single storey extension to the rear elevation at ground floor in the form of an L-shape covering the significant width of the rear garden, with a maximum rearward projection of 3.4 metres. Outbuildings are positioned along the shared boundaries with no. 17 Hillcrest Drive and no. 4 Lingcrest Close. The rear boundary of the garden comprising 1.8m fencing.

The existing two outbuildings are to be removed in connection with the implementation of planning permission ref: 133267/FH/2022.

Planning History

133267/FH/2022 -Erection of single storey outbuilding to form storage space in association with existing house.

6 Lingcrest Close, Manchester

Approved subject to conditions on 27th May 2022.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a predominantly residential area.

Previously approved development

The previously approved scheme related to the proposed erection of a single storey outbuilding to form storage space in association with existing house within the rear garden, alongside the boundary with no.4 Lingcrest Close , following the removal of two existing outbuildings/stores within the rear garden area. The dimensions of the previously approved outbuilding were 6.4m in length and 3.0m in width. The height to eaves was to be 2.5m in height, and 3.49m to the ridge of the roof. The elevations indicated the use of rendered blockwork/brickwork to the facades , and a hipped tiled roof. A condition was attached to the approval to require the submission of the materials to be used. Two windows were proposed in the side elevation overlooking the rear garden, and a door in the elevation facing the rear facade of the existing dwellinghouse. The siting of the proposed outbuilding had been revised to be set further away for the rear boundary (1.8m) and the conifers within the rear garden which the applicant was proposing to retain.

Description of development

Consent is sought for minor revisions to the approved scheme relating to the use of a prefabricated panel system to build the proposed outbuilding rather than the use of blockwork and render /brickwork. The size of the proposed prefabricated panels means that the floor area of the proposed outbuilding would be reduced from 6.4m in length and 3.0m in width to 6.12m in length and 2.61m in width. Furthermore, the proposed outbuilding would have a flat roof .The height to eaves would be 2.1m in height.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

These include policies SP1 (Spatial Principles); DM1 (Development Management); EN1 (Design Principles and Strategic Character Areas); Policy T2 (Accessible areas of opportunity and need) and Policy EN19 (Waste) ; saved UDP policy DC1.1 and DC1.2 , and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document.

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: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA