

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134947/NMC/2022

Date registered valid: 14 September 2022

Proposal: Non Material Amendment to planning permission referenced 127170/FH/2020 for elevational alterations at ground floor

Address: 18 Gloucester Avenue, Manchester, M19 3WT

Ward(s): Levenshulme Ward

Applicant: Travers, 18 Gloucester Avenue, Manchester, Manchester, M19 3WT

Agent (if any): Mr David Spoors, 131 Runcorn Road, Barnton, Northwich, CW8 4HD

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 3 October 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application relates to a two storey semi-detached house in a predominantly residential area, which benefits from a planning permission for the erection of a part single, part two storey side and rear extension following demolition of existing extension (127170/FH/2020 - Approved 23 September 2020).

At the rear a single storey element was proposed that encroached over the common boundary with no.17 Gloucester Avenue. At that time, Certificate B was therefore submitted and notice served upon the occupier of no.17.

Following negotiations, between the owners of the application site, and no.17 Gloucester Avenue, a change is proposed, where the extension would be attached to an existing extension, at no.17, which involves a slightly lower roof height. The owner of no.17 has been formally notified, about the application, and the works now proposed are apparently with her agreement. No other changes are proposed.

Whilst this is a design change, it is not considered that the proposed revision significantly alters the appearance or impact of the proposed works. The scale of works, and height of the rear extension, are slightly reduced and the changes are not easily visible from the street.

It is not therefore felt that the works would have a more detrimental impact upon adjoining occupiers, or visual amenity of the location, or adversely affect the character of the area, compared to the works previously approved.

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

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 details of the proposed amendments relate to:
A change to the proposed rear extension and party wall works

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The Design and Access Statement, stamped as received by the City Council, as Local Planning Authority, on 16 June 2020.

Drawings numbered 1210M, 1211J, 1212 E, 1360K and 1361A, stamped as received by the City Council, as Local Planning Authority, on 14 September 2022.

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.

2) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area.

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 -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA