

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134413/NMC/2022

Date registered valid: 19 July 2022

Proposal: Non material amendment application to planning approval reference 132391/FH/2021 to allow for alterations to elevations with 2No. velux windows and solar panels omitted on front elevation; existing raised chimney stack amended to blue engineering brick; loft sliding/folding type doors provided to same opening in lieu of glazed screen/door; and Dark Oak colour horizontal cladding on rear dormer loft elevation amended to Cream White colour horizontal cladding.

Address: 466 Parrs Wood Road, Manchester, M20 5QQ

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Tennant 466 Parrs Wood Road, Manchester, M20 5QQ

Agent (if any): Mr Mike Macpherson Mike Macpherson Architects 38 Reynard Road, Manchester, M21 8DD

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22.08.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: non required for this type of application

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 property that is the subject of this householder planning application is a 2 storey double fronted red brick detached dwellinghouse set back within the plot with bay windows to one side on the front elevation and a level window and dormer window in the other side. The roof to the front of the property is a combination of staggered hip and valley roof lines and a long sloping chalet style roof to the side of the property. The building occupies the majority of the width of the plot with access to the rear garden being taken from down the side of the house. The front garden is hard surfaced and is used for parking, and the boundary to the front is a 1 metre brick wall with planting behind and open driveway for vehicular access.

The rear of the property has a hipped roofline and again has bay windows, one of the bays to the ground floor has been removed to facilitate a single storey rear extension. To the rear is a lawned garden. The boundary treatments are timber fences with established tree and shrub hedging. The rear of the property cannot be seen from the site to the rear, due to the dense tree planting on the boundary. The property is located within the Didsbury East ward of Manchester.

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970 (to the rear of)

Tree Preservation Order: only as part of above

Description of area

The area is predominantly residential in nature, comprising of detached properties of similar styles and semi -detached properties, some of which have had the benefit of similar development. The rear garden backs onto the Towers Business Park, which has a deep tree lined buffer between the property at 466 Parris Wood Road and the Towers.

Description of development

The originally approved proposal was for the erection of a hip to gable roof extension with associated rear dormer and solar panels to the front south eastern elevation. The additional space would provide accommodation in the form of bedroom number 5 with en-suite shower room within the extended loft area.

The application under consideration is to facilitate amendments to the approved scheme. The amendments will be assessed to determine whether the proposed changes can be considered as non-material changes.

Consultations & Notification Responses

There are no consultations for this type of application

Issues

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The amendments proposed are: 2No. Velux type windows and solar panels omitted on front elevation; existing raised chimney stack amended to blue engineering brick; loft sliding/folding type doors provided to same opening in lieu of glazed screen/door; and Dark Oak colour horizontal cladding on rear dormer loft elevation amended to Cream White colour horizontal cladding.

Following assessment of the amendments proposed, it is considered that these are non-material in nature and as such the changes will not materially alter the originally approved scheme and are therefore considered to be non-material.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework. Appropriate conditions have been attached.

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

1) The proposed amendments relate to the following changes to previously application approved under ref 132391/FH/2021.

2No. Velux style windows and solar panels omitted on front elevation; existing raised chimney stack amended to blue engineering brick; loft sliding/folding type doors provided to same opening in lieu of glazed screen/door; and Dark Oak colour horizontal cladding on rear dormer loft elevation amended to Cream White colour horizontal cladding.

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

P221-15 Rev B- Proposed Floor and Roof Plans received by email 19.08.2022

P221-16 Rev C- Proposed Elevations received by email 19.08.2022

P221-17 Rev B- Proposed Roof Plan received by email 19.08.2022

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.

3) Following an assessment of the details submitted, the City Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

Appendix 1 – List of consultees & neighbours notified

Non required

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 - Didsbury St James Conservation Area 1970

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA