

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134632/NMC/2022

Date registered valid: 9 August 2022

Proposal: Non-Material Amendment to planning permission 132051/FH/2021 to allow for revisions to window positions and design and addition of roof light in dormer.

Address: 1 Willow Way, Manchester, M20 6JT

Ward(s): Didsbury East Ward

Applicant: G. Kuester & M. Rieper 1 Willow Way, Manchester, M20 6JT

Agent (if any): Mr Matthew Hill Architectural Solutions Ltd M8 Maxron House, Green Lane, Stockport, SK6 3JQ

Case officer: Linda Marciniak
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Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 August 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None for NMC 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick and white render Edwardian semi-detached dwelling situated on the western corner of Willow Way at the junction with Catterick Road. The property is on a larger than average plot with gardens to three sides and vehicular access off Catterick Road. Being a corner property, there are decorative gable window features and brickwork/render on the side elevation which mirrors the front, with a slate covered gable roof. The rear elevation has been altered, with none of the original vertically proportioned windows and no projecting outrigger as seen on other Willow Way properties.

At the time of the original site visit, there was a single storey rear lean-to structure in the rear garden on the boundary with No.3. The intervening fencing on this elevation was heavily vegetated whilst along Catterick Road there was a 1.2-metre high timber panel and post fence.

Description of area

The site is within a residential area characterised by Edwardian semi's along Willow Way and the south of Catterick Road whilst the north is characterised by inter-war semi's. A number of mature garden trees front the street on Catterick Road.

Description of development

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The application seeks to amend minor details to approved application 132051/FH/2021 which granted consent for the:

Erection of a part single/part two storey rear extension and rear dormer to form additional living accommodation following demolition of existing single storey rear extension and front porch.

The present application proposes revisions to the window positions and design and addition of a roof light in the rear dormer. There are also very small changes in the

Consultations & Notification Responses

There are no public notifications for a Non-Material Amendment application.

Issues

The key issues in this application are the impacts on residential and visual amenity. These are considered within the following planning regulatory framework policies:

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, the following policies are material to the application:

Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

Policy SP1 - Spatial Principles

Policy DM1 - Development Management

The National Planning Policy Framework (NPPF 2021), in particular:

Chapter 12 - Achieving well-designed places

National Design Guide (January 2021)

For reasons to be outlined below, the proposal is considered to accord with the above planning regulatory framework.

Residential amenity

The application proposal represents a minor amendment to the ground and first floor windows and addition of a rooflight in the rear dormer. No new windows are proposed on the elevation facing No.3, the adjoining half of the semi so there are no concerns that the proposal will result in any new overlooking.

Visual amenity

The proposals have little obvious visual impact. At ground floor, larger areas of glazing on the extended rear elevation are reduced to a glazed door, reduced size picture window and a slimline window. The approved render at the rear is also replaced in the central section with matching brick as set out in proposed drawing 03 Rev J. A condition is appended that the materials shall be implemented in accordance with the plans specified in Condition 3 below to ensure the quality of the final finish.

At first floor, the extended rear elevation removes a central slimline window and slightly enlarges the width of the picture window that extends around the corner, and at roof level, a Velux rooflight 940mm x 1180mm is added to the flat roof of the dormer.

It is considered that these amendments are of a minor nature that will have little visual impact within the street scene, nor will harm the character, appearance, and quality of the approved development. The proposal therefore accords with the policies and guidance including Core Strategy policies SP1 and DM1, saved UDP policy DC1 and Chapter 12 of the NPPF.

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:

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application is not subject to statutory notification of neighbours.

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

1) 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 or will they have any significant material impact upon the overall quality of the development.

2) The proposed amendments relate to amending the number and size of windows in the extension at ground and first floor, and introduces a rooflight to the flat roof dormer.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 9th of August 2022:

Application Form

Site Plan and 3D Views Ref: 01 Rev G

Existing Plans and Elevations Ref: 02 Rev A

Proposed Plans and Elevations Ref: 03 Rev J

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

4) The development hereby approved shall be implemented in accordance with the materials as set out on the drawings and documents specified in Condition 3 of this notice.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before first occupation of the extensions hereby approved, the glazing in the first floor front and rear WC windows and ground floor shower room, 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 and saved UDP policy DC1.

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA