

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0276

Date registered valid: 27 April 2022

Proposal: Discharge of Conditions 3 (boundary treatments), 4 (driveway and drainage) and 5 (store) attached to planning permission 125532/FH/2019

Address: 148 Wythenshawe Road, Manchester, M23 0PF

Ward(s): Northenden Ward

Applicant: Dr David Armstrong, 148 Wythenshawe Road, Manchester, M23 0PF

Agent (if any): Mrs Jennifer Sewart, Loop Systems Limited, Upper, 28-30 King Street, Manchester, M32 8AE

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 June 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

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

The application relates to a large detached two storey dwellinghouse of reddish-brown brick with a hipped roof, set within a large plot which includes a driveway, garage and front and rear gardens.

Description of area

Wythenshawe Road is predominantly residential, consisting mainly of large detached family dwellinghouses set back from the road. The road is tree-lined, with dwellings along the north side and Wythenshawe Park along the south side.

Description of development

The applicant gained permission to build a single storey side extension and single storey rear extension, install front and rear box dormers, re-roof the existing garage, expand the driveway and erect new fencing, along with elevational alterations in 2019 under ref 125532/FH/2019. They now wish to discharge conditions 3, 4 and 5.

Consultations & Notification Responses

None required for this application.

Assessment

3) Boundary treatment – The boundary treatment plan includes retaining/extending the existing timber fence around the rear portion of the site, retaining the hedge to both sides of the front portion and building a 0.6m high brick wall along the front boundary, with piers and metal railings up to 1.8m as well as a wrought iron gate. The adjacent neighbour, No.146, has approx. 2m high railings existing, plus the boundary is set back 9m from the road, therefore this treatment is considered acceptable.

4) Driveway and drainage – The driveway extension includes widening of the existing driveway and a new parking space on the front lawn. The driveway would be constructed on permeable paving whilst the new space would be permeable 'grasscrete'. In addition to this a new slot storm drain is proposed for the paving, connected to the existing drains. This is acceptable.

5) Store – Originally (on the plans for 125532/FH/2019) the store within the front garden was labelled as a bin store. This has been changed to a secure cycle store, with a width of 1.5m, a depth of 2m and a max height of 1.3m, with room for 3 bikes. This is acceptable given the small scale and location within a large front garden, adjacent to the new drive and established planting.

Conditions 3, 4 and 5 can therefore formally be discharged, in accordance with the submitted details.

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

Condition(s) to be attached to decision for approval

3) Condition 3 - The details of the boundary treatment provided by the drawing numbered '710', stamped as received on the 27th April 2022, are considered to be acceptable. Therefore, providing that the development has been completed in accordance with the approved drawing, this formally discharges Condition 3 of planning approval 125532/FH/2019.

4) Condition 4 - The details of the driveway and drainage provided by the drawing numbered '710', stamped as received on the 27th April 2022, are considered to be acceptable. Therefore, providing that the development has been completed in accordance with the approved drawing, this formally discharges Condition 4 of planning approval 125532/FH/2019.

5) Condition 5 - The details of the store provided by the sectional drawing numbered '709', stamped as received on the 27th April 2022, are considered to be acceptable. Therefore, providing that the development has been completed in accordance with the approved drawing, this formally discharges Condition 5 of planning approval 125532/FH/2019.

Appendix 1 – List of consultees & neighbours notified

None

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

Area Team Boundary - Name: SOUTH