

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132838/FH/2022

Date registered valid: 23 February 2022

Proposal: Installation of 3 no. rooflights within existing roof

Address: Flat 34, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA

Ward(s): Hulme Ward

Applicant: Mr Byron Johnson Apartment 34 Britannia Mills , 11 Hulme Hall Road, Manchester, M15 4LA

Agent (if any): Mr Benjamin Batrak Draw Plan Ltd Suite 2 Newton House, Faraday Street, Birchwood Park, Warrington, WA3 6FW

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 25 February 2022 Expired: 18 March 2022

Neighbour notifications

Printed: 25 February 2022 Expired: 18 March 2022

Site notice

Posted: Expired:

Press advert

Published: 1 March 2022 Expired: 22 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of Site/Area

The application site relates to a flat within the Britannia Mills complex. The flat is located within an existing two storey outbuilding which is brick built with a blue painted render wall on one side elevation, and two pitched tiled roofs. The site is located within the Castlefield Conservation Area.

Description of Development

The submitted application seeks planning permission for the installation of 3 no. rooflights within existing roof.

Consultation and Notification responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Environmental Health - The applicant should ensure that the replacement glazing does not compromise the internal noise levels at the development. The applicant's attention is drawn to our guidance document

(https://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3) for more information.

To be added as an informative.

Policies

National Planning Policy Framework

Sections 2, 4, 12 and 16

Unitary Development Plan Saved Policies

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

Policy EN3

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Issues

Design

The proposed installation is minor and a condition would be attached requiring the proposed rooflights to match the existing in terms of type, size, colour and texture, is therefore considered

that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area.

Residential amenity

Due to the high-level positioning of the windows in the roof, there are not considered to be any issues in relation to overlooking as a result of the development in accordance with saved UDP policy DC1 and core strategy policy DM1.

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

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 development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received by the City Council as Local Planning Authority on 04 February 2022:

Drawing ref. DP-2138- DW PL-01 Location Plan/Site Plan

Drawing ref. DP-2138- DW PL-02 Existing Floor Plans And Elevations

Drawing ref. DP-2138- DW PL-03 Proposed Floor Plans And Elevations

Drawing ref. DP-2138- DW PL-04 Proposed Section

Drawing ref. DP-2138- DW PL-05 Proposed 3 D View

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) The proposed rooflights shall match the existing rooflights as specified in type, size, colour and texture, as stated on the Householder Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 and EN3 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 83, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 99, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 59, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 13, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 12, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 114, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 108, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 100, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 6, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 2, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 66, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 97, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 109, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 58, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 40, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 95, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 31, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 76, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 85, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 71, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 119, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 15, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 110, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 61, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 116, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 80, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 17, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 48, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 117, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 81, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 4, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 3, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 84, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 41, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 82, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 44, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 55, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 43, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 29, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 7, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 19, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 49, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 104, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 28, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 54, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 32, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 53, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 9, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 91, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

[illegible]

Flat 67, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 105, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 90, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 69, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 112, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 63, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 36, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 92, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 33, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 5, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 102, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 38, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 103, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 50, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 118, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 52, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 24, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 37, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 93, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 16, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 89, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CITY1