

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132910/FO/2022

Date registered valid: 16 February 2022

Proposal: Elevation alterations to render existing brickwork to main office entrance

Address: 125 Great Western Street, Manchester, M14 4AA

Ward(s): Moss Side Ward

Applicant: Mr James Bromfield MSV Trafford House, Chester Road, Manchester, M23 0RS

Agent (if any): Mr Elliot Denby BTP Architects Elizabeth House, 486 Didsbury Road, Heaton Mersey, SK4 3BS

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 February 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 February 2022 Expired: 10 March 2022

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 application site relates to the front entrance of a two- storey, brick building with a tiled, pitched roof, central courtyard and a single- storey extension to the rear. The former offices have recently been converted into 17no. apartments.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is best described as one of mixed uses, with two and three storey terraced residential accommodation to the north and south of the site, Saint James' Church and the former rectory (funeral directors) to the west and Moss Side urban park to the east.

Description of development

The applicant is seeking permission for elevation alterations to render existing brickwork to main office entrance

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

Planning History – In total there have been 14 previous applications at this site, the most relevant to this application is as follows:

Application reference and status	Description of Development
126405/P3OPA/2020 Recv: 16.03.2020 Application Approved - 11.06.2020	Prior approval application for the change of use from Offices (Class B1a) to dwellinghouses (class C3) including changes to external doors and windows
130728/FO/2021 Recv: 21.06.2021 Application Approved - 10.08.2021	Alterations to car parking and additional bin stores

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. The National Planning Policy Framework (NPPF) seeks a high

standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

In this case the application relates to the front entrance to the block of flats further consideration should be given to visual and residential amenity.

Visual and Residential Amenity – The applicant originally sought a canopy and to apply an application of render to the door surround, however during the course of the application the proposal was reduced in scale to just the application of render.

K-Rend is a common render used on the majority of buildings with render in the City, in this case the applicant is seeking a grey colour render to the brickwork surrounding the door which is slightly recessed from the front of the building.

The addition of render is a relatively minor addition and would not have a negative impact on the visual amenity of the building and street scene. There would be no negative impacts in terms of the residential amenity of the residents either within the building or across the road on Great Western Street.

Overall the proposal would complement the buildings and therefore accords with policies of SP1 and DM1 of the Core Strategy

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but the applicant has submitted amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

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:

Drawing 340 E received by the City Council as Local Planning Authority, on the 24.03.2021

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Drawing 340 E received by the City Council as Local Planning Authority, on the 24.03.2021

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, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 5, 32 Westwood Street, Manchester, M14 4SW
Flat 4, 32 Westwood Street, Manchester, M14 4SW
Flat 3, 32 Westwood Street, Manchester, M14 4SW
Flat 2, 32 Westwood Street, Manchester, M14 4SW
Flat 1, 32 Westwood Street, Manchester, M14 4SW
30 Westwood Street, Manchester, M14 4SW
Flat 11, 61 Barnhill Street, Manchester, M14 4FA
Flat 10, 61 Barnhill Street, Manchester, M14 4FA
Flat 9, 61 Barnhill Street, Manchester, M14 4FA
Flat 8, 61 Barnhill Street, Manchester, M14 4FA
Flat 7, 61 Barnhill Street, Manchester, M14 4FA
Flat 6, 61 Barnhill Street, Manchester, M14 4FA
Flat 5, 61 Barnhill Street, Manchester, M14 4FA
Flat 4, 61 Barnhill Street, Manchester, M14 4FA
Flat 3, 61 Barnhill Street, Manchester, M14 4FA
Flat 2, 61 Barnhill Street, Manchester, M14 4FA
Flat 1, 61 Barnhill Street, Manchester, M14 4FA
106 Great Western Street, Manchester, M14 4RA
Flat Above, 106 Great Western Street, Manchester, M14 4RA
Flat Above, 100 Great Western Street, Manchester, M14 4RA
Flat Above, 102 Great Western Street, Manchester, M14 4RA
Flat Above, 104 Great Western Street, Manchester, M14 4RA
112 Great Western Street, Manchester, M14 4RA
104 Great Western Street, Manchester, M14 4RA
114 Great Western Street, Manchester, M14 4RA
110 Great Western Street, Manchester, M14 4RA
108 Great Western Street, Manchester, M14 4RA
102 Great Western Street, Manchester, M14 4RA
100 Great Western Street, Manchester, M14 4RA

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) -
Area Team Boundary - Name: SOUTH