

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131688/FO/2021

Date registered valid: 12 October 2021

Proposal: Erection of one single storey outbuildings and associated landscaping.

Address: The Mount , Wythenshawe Road, Manchester, M23 0PD

Ward(s): Northenden Ward

Applicant: Miss Natasha Newman Flat 1, The Mount, Wythenshawe Road,
Manchester, M23 0PD

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 13 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 October 2021 Expired: 16 November 2021

Site notice

Posted: 26 October 2021 Expired: 16 November 2021

Press advert

Published: 2 November 2021 Expired: 23 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two storey dwellinghouse known as 'The Mount' and is a grade II listed building located close to the corner of Wythenshawe Road and Rackhouse Road.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in nature comprising of two storey semi-detached and detached dwellinghouses. The area also have large open recreational and green space in the form of Wythenshawe Park.

Description of development

The applicant is seeking planning permission to erect a single storey outbuildings and associated landscaping.

Consultations & Notification Responses

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

Cadent Gas – No objection, requested an informative attached regarding gas assets close to the site.

Issues

Planning History – In terms of planning history on the building itself there has been two previous planning applications details of which are provided below:

Application No: F04954/LA/LB was approved in October 1976 for the conversion of the dwelling house into two flats and demolition of non-listed buildings.

Application No: F05860/LA/LB was approved by the Secretary of State in February 1977 for the erection of sheltered housing units consisting of 21 one and two-person flats in a 2-storey block.

Application No: 101078/LO/2012/S2 was approved on the 4th July 2014 for the removal of stud partition wall to staircase, conversion of existing ground floor bathroom to entrance and creation of new landscaped area.

Application No: 131689/LO/2021 – Currently under consideration for the replacement and addition of external windows, replacement of external doors, repair work to external facade, internal remodelling, erection of a single storey outbuilding and associated landscaping.

Local Policy

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 relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

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. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which 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 proposal relates to an outbuilding.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

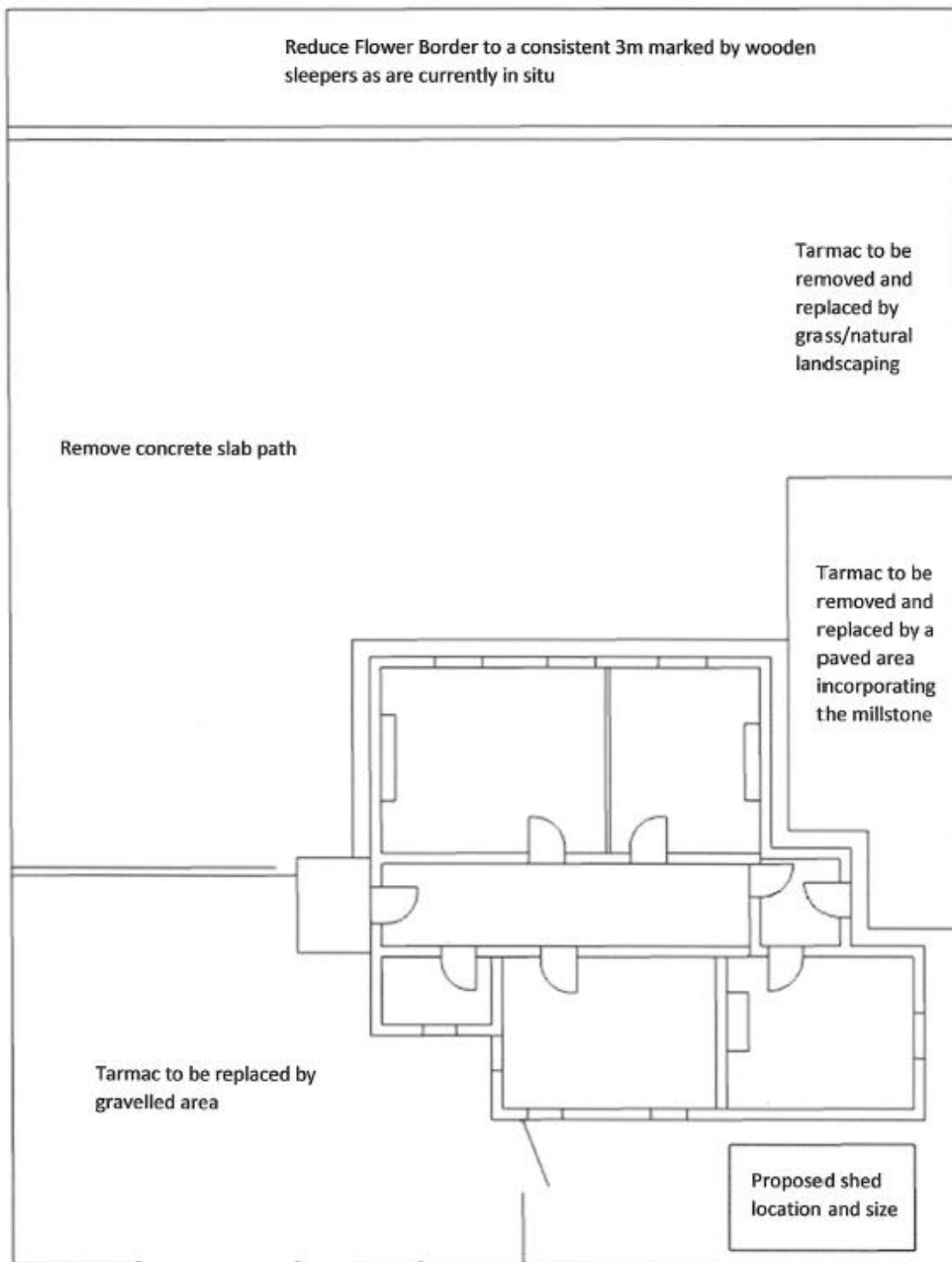
The property is also listed and consideration has been given to the impact on the heritage assess under planning application no: 131689/LO/2021 – Currently under consideration for the replacement and addition of external windows, replacement of external doors, repair work to external facade, internal remodelling, erection of a single storey outbuilding and associated landscaping.

Siting, Scale and Massing – Following discussion regarding the impact of the outbuildings, (original proposal requested permission for two outbuildings), the smaller outbuilding has been relocated to the rear of the property where it would be less visible and have less of an impact on the setting of the listed building. The outbuilding would have the following dimensions a maximum height to the top of the ridge of 1.96 metres, a width of 1.78 metres and a length of 3.13 metres.

Drawing 1 shows the location of the proposed outbuilding together with photograph 1



Photograph 1 Location of proposed



Drawing 1 Proposed Site Layout plan including located

Overall it is considered that the proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and Appearance – The timber shed structure is of a fairly simple design that is commonly found in residential properties.

Therefore the proposal is in keeping with the character of the area and accords with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Residential Amenity – There have been no objections to the proposal therefore it is considered to accord with saved policy DC1 of the UDP and policy DM1 of the Core Strategy

Car Parking and Refuse Storage – Car parking and refuse storage should not be affected by the development

The proposal is considered to be acceptable and in accordance with DM1 and saved policy DC1 in respect of car parking and adequate refuse storage.

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 and 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, pre-application was sought prior to the submission of the application and officers have discussed the proposal in detail with the applicant and provided feedback. The proposal is considered to be acceptable and appropriate conditions have been attached to the end of this report.

The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

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 entitled 'Detailed Plan of Proposed Changes to the Garden Layout for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

Drawing entitled 'Proposed Layout Plans for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

Drawing entitled 'Proposed Elevation Plans with Outhouse positions for The Mount, M23 OPD' dated March 2021 and identified as 'Version 1'.

Received by the City Council as Local Planning Authority, on the 4th and 13th February 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.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

12 Hallas Grove, Manchester, M23 0GZ
11 Hallas Grove, Manchester, M23 0GZ
10 Hallas Grove, Manchester, M23 0GZ
130 Wythenshawe Road, Manchester, M23 0PD
North Lodge, Wythenshawe Park, 141 Wythenshawe Road, Manchester, M23 0PB
19 Hallas Grove, Manchester, M23 0GZ
13 Hallas Grove, Manchester, M23 0GZ
Flat 2, The Mount, Wythenshawe Road, Manchester, M23 0PD
23 Hallas Grove, Manchester, M23 0GZ
21 Hallas Grove, Manchester, M23 0GZ
17 Hallas Grove, Manchester, M23 0GZ
15 Hallas Grove, Manchester, M23 0GZ
Flat 1, The Mount, Wythenshawe Road, Manchester, M23 0PD

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