

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132714/FO/2022

Date registered valid: 26 January 2022

Proposal: Replacement of all existing external windows and doors with windows and doors replicating the existing designs

Address: 76 Daisy Bank Road, Manchester, M14 5GL

Ward(s): Ardwick Ward

Applicant: Salvation Army Housing Association 10 Lloyd S Avenue, London

Agent (if any): Mr Sam Heer Unit 307 Block J , Biscuit Factory, Drummond Road, London, SE16 4DG

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06 April 2022

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 7 March 2022 & 15 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 February 2022 Expired: 23 February 2022

Site notice

Posted: 7 March 2022 Expired: 28 March 2022



Press advert

Published: 8 February 2022 Expired: 1 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: No

Description of area

This planning application related to a part 2, part 3 storey detached Victorian villa with matching bays with ornate stone and cornice detailing and centrally positioned arched doorway. The building is constructed in red-brick and grey slate roofs. The building is set within landscaped gardens. The building has been the subject of later additions, including the erection of 2-storey detached pitched roof houses providing self-contained flats. The building is not listed but located within Victoria Park Conservation Area. The property provides long established supported housing operated by the Salvation Army Housing Association.



Fig. 1 – 76 Daisy Bank Road and 2 storey accommodation

Description of development

The development involves the replacement of existing timber framed windows within the main building utilising existing window opening and replicating the style of the existing window casements with a white uPVC composition. The existing windows are in varying states of decline particularly to the rear of the building. There are lower level uPVC windows within the side (west) and rear (north) elevations. The predominant style would comprise of vertical sliding sash window frames. The windows to the existing two storey apartments includes white uPVC windows. The new windows would reflect the style of the existing. External doors have replaced over time and do not appear to be original. Composite door frames are proposed with the exception of the principal entrance that would have a white painted timber casement.

Consultations & Notification Responses

Local residents – No comments received

Issues

Section 72 of the Listed Building Act - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF) – National Planning Policy Framework (NPPF) - National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 92). These considerations have been related to the design of the proposed development and the incorporation of measures to improve the well-being and security of residents.
- ii. Chapter 12: Achieving well-designed places - States that 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 (paragraph 126). Paragraph 130 further states that planning decisions should ensure that developments:
 - 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;

- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The proposed development would relate appropriately to the style and character of the existing building and thereby accord with chapter 12.

iii. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should be planned for in ways that, amongst other things, avoid increased vulnerability to the range of impacts arising from climate change.

In this case, the development would improve the environmental performance of the building and reduce related carbon emissions to secure compliance with chapter 14.

Chapter 16 - Conserving and enhancing the historic environment - Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. In this case, whilst the building is not listed, it is within Victoria Park Conservation Area and the impact of the development on the historic character of the area needs to be taken into consideration. Paragraph 192 discusses the assessment of development in terms of its impact on a heritage asset and the character of the Victoria Park Conservation Area. Paragraph 201 also acknowledges that not all elements of a conservation area will contribute to its significance. However, an assessment of potential harm will need to be undertaken. In this case the development, would relate appropriately to the style, character and composition of the existing building thereby ensuring that the positive relationship of the building to its setting within Victorian Park Conservation Area. The development would introduce a non- original window material to the main building. However, the intervention has been related to established window openings and the design would suitably reflect the existing window frame styles. On balance, the development would comply with chapter 16.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters All necessary local consultation has been undertaken along the posting of site notices and a press advertisement;
- ii. Design - Good quality design is considered to be an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. It is considered that the development present a design that is appropriately related to the existing buildings;
- iii. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making. In this case the development would improve that quality of the accommodation for residents and the on-going occupation of well manged housing.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to

accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Sets out the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

As stated, the design of the window frames have been appropriately related to the character of the existing buildings thereby maintaining the existing relationship to the surrounding context. The development would improve the quality of the residential accommodation within the buildings, thereby encouraging its sustained and securing appropriate arrangements for safeguarding the amenity and well-being of residents.

Policy EN 3 (Heritage) - States that 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. New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings. In this case it is considered that the development would secure an appropriately designed replacement windows and doors to the buildings that would maintain its relationship to the immediate setting and the character of Rushford Park Conservation Area.

Policy DM1 (Development Management) - 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. Relevant considerations in this case are:

- 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 to ensure that development has regard to the character of the surrounding area;
- Community safety and crime prevention;
- Design for health

Policy DM1 has been related to the assessment of the proposals with regard to its potential impact on residential amenity and the potential impact of the development on existing buildings and the surrounding context. It is considered that, for the reasons set out in this report, the above points have been responded to satisfactorily and policy DM1 accorded with.

Unitary Development Plan (Saved UDP) Policy -The following saved Unitary Development Plan policy is considered to be relevant:

Policy DC18 (Conservation Areas) - States that the Council will give particularly careful consideration to development proposals within conservation areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

ii. The effect of major changes to the appearance of existing buildings;

iii. The desirability of retaining existing features.

On balance, it is considered that the design of the windows maintains the character of the building and the proposed materials would not significantly depart from its character.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. The following paragraphs are of particular relevance:

i. Section 2 Design - The development has been suitably informed by the characteristics of the existing building;

v. Section 8 Community Safety and Crime Prevention – Addressed through the design and specification of the new windows and doors.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, 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. Clarification was sought with regard to the design and specification of the replacement window design to ensure that any impacts to the character of the buildings and Victoria Park Conservation Area would be minimised. The submission of additional details allowed the development to be fully assessed.

Principle – The development would introduce uPVC windows to the main building. It is the case that, in the absence of a related Article 4 Direction, there are no planning controls regarding the installation of uPVC windows to dwellinghouses (Class C3) in the conservation area. Whilst recognising the scale of the application building and that the nature of its occupation differs from domestic residences, the incidence of uPVC windows within Victoria Park Conservation Area is material to the consideration of the impact of the proposed development in the surrounding locality. The property is administered by a charity, who wish to improve that accommodation of residents with specific housing needs. The new windows would be delivered within the financial constraints of the applicant as a charity and, in these circumstances, the cost and maintenance of timber frame windows and doors would present notable issues of on-going future financial viability. However, the applicant has proposed casement window details with a narrow frame detailing to reduce their visual impact. On balance, it is considered that the new windows would not unduly harm the character of the main building and the submitted details have been conditioned. It is not considered that the development would have a material impact on the character or appearance of the 2-storey houses to the rear of the main building as uPVC windows are already in situ and there would be no change in circumstance.

Impact on the conservation area – The development would be related to existing window openings utilising suitably designed frames. The retained details surrounding windows openings, particularly to the principal application, would be appropriately related the style and appearance of the new frames. External doors have replaced over time, and do not appear to be original or otherwise contribute to the character or appearance of the building.

Notwithstanding the above the replacement doors to the principle elevation have been informed by the design of the existing ,thereby ensuring that there would not be a significant departure from the existing circumstances. On balance, its is considered the development would be suitably related to the character of the existing building and Victoria Park Conservation Area.

Crime and security – An information has been included that recommends that the specification the new windows and doors and related locks and fittings meet secured by design standards,

Conclusion – On balance, the development is considered to be acceptable.

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

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. Clarification was sought with regard to the design and specification of the replacement window design to ensure that the character of the building and its relationship to the existing building and Victoria Park Conservation Area would be maintained. The submission of additional details allowed the development to be fully assessed.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on 18 January 2022, 26 January 2022 and 23 March 2022:

Planning application forms

Block & site location plan Re: 2239-DBR-PA-OS

Existing and proposed elevations (1& 2) Ref: 2239-DBR-PA-E-01
Existing and proposed elevations (3 & 4) Ref: 2239-DBR-PA-E-02
Existing and proposed elevations (5 -8 (incl.) 2-storey apartments) Ref: 2239-DBR-PA-E-03
Proposed window and door schedule 1 Ref: W2239-DBR-PA-S-01
Proposed window and door schedule 2 Ref: W2239-DBR-PA-S-02
Proposed window and door schedule 3 Ref: W2239-DBR-PA-S-03
Proposed window and door schedule 4 Ref: W2239-DBR-PA-S-04
Proposed window and door schedule 5 Ref: W2239-DBR-PA-S-05
Drawings attached to Podium email dated 23 March 2022 ref: General arrangement drawing
PVC-U casement window (UX/TX) and Vertical sash window cross section Issue K 2021
attached to Podium email dated 30 March 2022

Design and Access Statement 76 Daisy Bank Road (The Limes) Manchester M14 5GL
Planning reference: PP-10374553 Date : December 2021 Revision : 1 by Podium

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 for the City of Manchester.

3) The development shall be fully implemented in accordance with the specifications within the following drawings and documents, which shall be maintained in situ thereafter:

Existing and proposed elevations (1& 2) Ref: 2239-DBR-PA-E-01
Existing and proposed elevations (3 & 4) Ref: 2239-DBR-PA-E-02
Existing and proposed elevations (5 -8 (incl.) 2-storey apartments) Ref: 2239-DBR-PA-E-03
Proposed window and door schedule 1 Ref: W2239-DBR-PA-S-01
Proposed window and door schedule 2 Ref: W2239-DBR-PA-S-02
Proposed window and door schedule 3 Ref: W2239-DBR-PA-S-03
Proposed window and door schedule 4 Ref: W2239-DBR-PA-S-04
Proposed window and door schedule 5 Ref: W2239-DBR-PA-S-05
Drawings attached to Podium email dated 23 March 2022 ref: General arrangement drawing
PVC-U casement window (UH/TH) and Vertical sash window cross section
Design and Access Statement 76 Daisy Bank Road (The Limes) Manchester M14 5GL
Planning reference: PP-10374553 Date : December 2021 Revision : 1 by Podium

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 for the City of Manchester.

Informatives

1. It is recommended that all new replacement doors, windows and related locks and fittings meet Secured by Design Standards.

Appendix 1 – List of consultees & neighbours notified

63 Daisy Bank Road, Manchester, M14 5QL
Chadlington House, 59 Daisy Bank Road, Manchester, M14 5QL
61 Daisy Bank Road, Manchester, M14 5QL
Flat 8, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 7, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 6, 57 Daisy Bank Road, Manchester, M14 5QW

Flat 4, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 3, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 2, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 1, 57 Daisy Bank Road, Manchester, M14 5QW
Flat 7, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 6, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 5, 57 Daisy Bank Road, Manchester, M14 5QW
55 Daisy Bank Road, Manchester, M14 5QW
Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 6, 57 Richmond Grove, Manchester, M13 0DH
Flat 3, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 55 Richmond Grove, Manchester, M13 0DH
Flat 1, 55 Richmond Grove, Manchester, M13 0DH
Flat 5, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 2, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 19, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 2, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 11, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 25, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 23, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 20, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 18, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 15, Leyburn House, Richmond Grove, Manchester, M13 0DH
78A Daisy Bank Road, Manchester, M14 5GL
57 Daisy Bank Road, Manchester, M14 5QW
57 Richmond Grove, Manchester, M13 0DH
Flat 8, 57 Richmond Grove, Manchester, M13 0DH
Flat 7, 57 Richmond Grove, Manchester, M13 0DH
Flat 5, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 57 Richmond Grove, Manchester, M13 0DH
Flat 2, 57 Richmond Grove, Manchester, M13 0DH
Flat 1, 57 Richmond Grove, Manchester, M13 0DH
Flat 3, 55 Richmond Grove, Manchester, M13 0DH
Flat 2, 55 Richmond Grove, Manchester, M13 0DH
Flat 4, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 3, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 1, 55 Daisy Bank Road, Manchester, M14 5QW
Flat 18, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 17, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 16, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 15, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 14, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 12, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 11, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 10, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 9, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 8, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 7, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 6, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 5, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 4, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 3, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 1, Ripon House, 45 Richmond Grove, Manchester, M13 0DH
Flat 12, Leyburn House, Richmond Grove, Manchester, M13 0DH

Flat 10, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 9, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 8, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 7, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 6, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 5, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 4, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 3, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 2, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 1, Leyburn House, Richmond Grove, Manchester, M13 0DH
74 Daisy Bank Road, Manchester, M14 5QN
72 Daisy Bank Road, Manchester, M14 5QN
Flat 24, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 22, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 21, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 19, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 17, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 16, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 14, Leyburn House, Richmond Grove, Manchester, M13 0DH

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2