

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132833/NMC/2022
Date registered valid:	8 February 2022
Proposal:	Non material amendment to planning permission ref: 124229/FO/2019 to enable the substitution of the proposed cantilevered balcony to a juliet balcony with a metal railing design, with the installation of a canopy detail to the entrance doors; the substitution of the precast cill elements with soldier brick courses; minor alterations to window positions; revision to the bin store facility due to change in the construction method to a prefabricated 'Euroguard Combi' system, and revisions to the boundary treatment including the addition of brick buttresses, and trellis fence topping, and reduction of 300mm in height in relation to the metal railings.
Address:	Land At Mayes Gardens, Manchester, M4 7FN
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Paul Harrison Edward Mayes Trust Mayes Gardens, Manchester, M4 7FN
Agent (if any):	Mr Joseph Smith Triangle Architects Raven House, 113 Fairfield Street, Manchester, M12 6EL
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 February 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The application relates to a hardstanding area currently being used as a garage and bin collection point for the Mayes Gardens development. The Edward Mayes Trust has 48 retirement bungalows and apartments in the Ancoats and Beswick ward, which provides accommodation and support services to older people over 60 years of age (with 2 staff on site, and a 24 hour warden service). The total area of the site is 425 square metres.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is situated to the east of the Mayes Gardens complex, which is bounded by Harrison Street, Snell Street, Every Street with St, Ann's School, playing fields, church and presbytery are located to the north-east and north west. The surrounding area is predominantly residential within the City Fringe, which is more recently characterised by new blocks of apartments and flat conversions within former Mill buildings.

Previously approved development

Consent was granted as part of the earlier approval to erect a two storey building to provide 2 no. cottage apartments to match the surrounding dwellings found within the existing scheme. These were in the form of one bedroom apartments. The proposed location continued to use the existing access point from Harrison Street and the provision of one additional car parking space to the side. A private amenity space for the lower apartment was proposed with a patio and grassed area, with the upper apartment having a walkout balcony and use of the wider Mayes Gardens communal amenity areas.

It was proposed to use traditional materials to match the other buildings at the Mayes Gardens complex, with buff brick and red pantile roof tiles to reflect the existing context.

As the site had an existing garage and a large area of concreted surfacing used for bin storage, the new build scheme included the relocation of the existing bin storage area to a new hard standing area opposite the cottage flats. Space was also allowed to accommodate the existing number of bins which would be screened by a timber fence enclosure.

Description of development

Consent is sought for minor revisions to the approved scheme relating to the removal of the proposed cantilevered balcony and substitution with a juliet balcony with a metal railing design, together with the installation of an additional canopy above the entrance door (where the cantilever balcony was previously located) , to match the previously approved canopy over the other entrance door.

It is also proposed to substitute the precast cill elements for additional soldier brick courses, and incorporate minor alterations to window positions to suit setting out for modular construction. Additionally, to accommodate the modular steel frame, some of the windows have been repositioned slightly, but none have changed orientation or outlook.

In addition, it is proposed to extend the bin store facility to accommodate 10 additional bins and change the construction method from timber post and rails to a prefabricated 'Euroguard Combi' system by Jackson Security Ltd to form the elevations of the bin store.

Furthermore , minor alterations are proposed to the boundary treatments, including the addition of brick buttresses to the approved wall, a change to the 1.8m timber boundary treatment to a 1.5m wooden fence with 300mm trellis above, and reduction in overall height from 2100mm to 1800mm height for the metal railings on the frontage to Harrison Street.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

These include policies SP1 (Spatial Principles); DM1 (Development Management); H1 (Overall Housing Provision) and H4 (East Manchester) saved UDP policy DC7 and DC26 , and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document.

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The revisions to the approved scheme relate to the removal of the proposed cantilevered balcony and substitution with a juliet balcony with a metal railing design, together with the installation of an additional canopy above the entrance door (where the cantilever balcony was previously located) , to match the previously approved canopy over the other entrance door. The substitution of the previously approved balcony design is partly associated with cost , and to provide a complimentary match with the existing juliet balconies with black metal railings within the Mayes Gardens site .

It is also proposed to substitute the precast cill elements to the windows for additional soldier brick courses, and incorporate minor alterations to window positions to suit setting out for modular construction.

It is understood that the substitution of precast cill elements for soldier courses is to improve buildability to suit modular construction methods, as the new dwellings would be constructed using a combination of modular steel frame structures and traditional brickwork, and the contractor raised concerns that precast elements below windows would be difficult to accommodate, since they do not allow any tolerance. The existing Mayes Gardens scheme features brick soldier courses in various locations, so this detail is considered to be appropriate within the context of the wider site. The precast band element has however, been retained as per the original permission and made more prominent as a feature.

Additionally, to accommodate the modular steel frame, some of the windows have been repositioned slightly, but none have changed orientation or outlook.

In addition, it is proposed to extend the bin store facility to enable to the storage of 10 additional bins (22 bins in total), and change the construction method of the bin store elevations from timber post and rails to a prefabricated 'Euroguard Combi' system by Jackson Security Ltd. The bin store facility has increased in size to accommodate the existing bins on site, in addition to the new bins being provided for the new dwellings. The bin store will accommodate all of the general waste and recycling facilities within a secure and screened structure, ensuring that they do not detract from the Mayes Gardens frontage. The proposed 'Euroguard Combi' is a durable pre-fabricated system, which combines the use of metal mesh with the appearance of natural timber slats. The existing hedgerow, which is approximately 2metres high, screens the bin store from Harrison Street, and the full height fencing will screen the store from the development side, along with planting.

Furthermore, minor alterations are proposed to the boundary treatments, including the addition of brick buttresses to the approved wall, a change to the 1.8m timber boundary treatment to a 1.5m wooden fence with 300mm trellis above, and reduction in overall height from 2100mm to 1800mm height for the metal railings on the frontage to Harrison Street.

The addition of brick buttresses for the masonry boundary wall are for structural purposes, to provide buttressing for lateral stability. The trellis fence topping has been added to the timber fence to provide a slightly more open relationship to the Mayes Gardens frontage, in keeping with the site's communal character. The metal railing fence has been adjusted in height slightly, to complement the height of the existing hedgerow and gates, and to avoid appearing excessively high adjacent to the proposed new dwelling.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the adjoining residential properties.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed amendment relates to the removal of the proposed cantilevered balcony and substitution with a juliet balcony with a metal railing design, together with the installation of an additional canopy above the entrance door (where the cantilever balcony was previously located) , to match the previously approved canopy over the other entrance door. Other revisions include the substitution of the precast cill elements for additional soldier brick courses, together with minor alterations to window positions to suit setting out for modular construction; the creation of an extended the bin store facility with a change to the materials to form the elevations of the bin store; and alterations to the boundary treatments, including the addition of brick buttresses to the approved boundary wall, the erection of a 1.5m wooden fence with 300mm trellis above to replace the 1.8. timber fencing, and a reduction in overall height of the metal railing boundary treatment to the Harrison Street frontage by 300mm to 1.8m in height.

Condition no., 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site location plan 18-019 01
Design and Access Statement
Waste Management Proforma
UU Map
Arboricultural Implications Assessment
Arboricultural Method Statement
Ecology Report
stamped as received by the Local Planning Authority on the 15th July 2019

Drawing 18-019 02 Rev A
Drawing 18-019 03
Vehicle tracking drawing
stamped as received by the Local Planning Authority on the 8th August 2019

Drawing 18-019 04
stamped as received by the Local Planning Authority on the 3rd September 2019

AS AMENDED by :-
Drawing ref : 03 rev. A Bin Store
Drawing ref: 04 rev. B Boundary Treatments
Received 3rd February 2022.

Drawing ref: 02B Cottage Flat Proposal received 23rd 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 for Manchester.

Condition no. 7) The positions, heights, and type of boundary treatment around the development hereby approved shall be erected in accordance with the plan numbered 18-019 04 rev.B , received by the Local Planning Authority on the 3rd February 2022, and plan ref: 18-019 02 rev. B received received by the Local Planning Authority on the 23rd February 2022. The approved scheme shall be implemented in full before each particular property of each phase is first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Core Strategy, and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Condition no.8) The development hereby approved shall be completed and occupied in accordance with Waste Management Strategy stamped as received by the Local Planning Authority on the 15th July 2019 and the drawings numbered 18-019 03 A and 18-019 04 rev.B , received by the Local Planning Authority on the 3rd February 2022. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy and guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Appendix 1 – List of consultees & neighbours notified

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

Area Team Boundary - Name: NORTH2