

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132577/NMC/2021

Date registered valid: 13 January 2022

Proposal: Non material amendment to Reserved Matters Approval 130515/MO/2021 to modify the layout, elevational alterations and roof design

Address: Land Off Cringle Road, Manchester

Ward(s): Levenshulme Ward

Applicant: Towerhouse Systems Ltd C/o Agent

Agent (if any): Mr Julian Austin Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 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 site is approximately 1.66 hectares and forms an area of open land which was formerly used for the grazing of animals. The land also forms part of a wider area of semi natural open space 'Highfield Country Park', together with open space which straddles the Manchester and Stockport administrative boundaries.

There are two main plots of land which form part of this planning application:

- Plot 1 to Cringle Road which is approximately 0.3 hectares and consists of a series of low rise buildings and associated structures forming a small enclosure where animals are grazed. There is a public entrance to the site during the summer months as part of an animal farm. The site is secured by a low boundary fence;
- Plot 2 (to the rear of plot 1) is approximately 1.3 hectares and is used for equestrian grazing.

The plots are bounded by Cringle Road to the south, a footpath/access road known as Nelstrop Road North to the east and Highfield Country Park to the north and west.

The topography of the site is relatively flat. There is currently no formal means of vehicular access to the site with minor servicing taking place from Nelstrop Road North. There is a significant and mature tree line which bounds the site to the north of the site together with more limited coverage to the east, south and west boundaries. This tree and vegetation coverage form a mature landscape setting to the application particularly when viewed in the context of the wider Highfield Country Park.

Beyond the Country Park, the surrounding area is characterised by two storey residential properties. The properties located along Cringle Road, Wilsthorpe Close, Red Rose Crescent, and Lingcrest Road are semi-detached in nature. Immediately to the east of the site (beyond the eastern footpath and into Stockport's boundary) there is also an area of open land which forms part of a 'green chain' and strategic open space within the Stockport Development Plan.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Beyond the Country Park, the surrounding area is characterised by two storey residential properties. The properties located along Cringle Road, Wilsthorpe Close, Red Rose Crescent, and Lingcrest Road are semi-detached in nature. Immediately to the east of the site (beyond the eastern footpath and into Stockport's boundary) there is also an area of open land which forms part of a 'green chain' and strategic open space within the Stockport Development Plan.

Description of development

Non material amendment to Reserved Matters Approval 130515/MO/2021 to modify the layout, elevational alterations and roof design

Consultations & Notification Responses

n/a

Issues

Reserved Matters approval was granted in September 2021 for the following:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping, following the approval of outline permission referenced 122042/OO/2018 for the erection 57 two storey dwellings with associated access off Cringle Road, car parking, landscaping, boundary treatment and other associated works.

The changes to the proposal are as follows:

- Change to internal layout of House Type A, B, C and D. Cycle store relocated to rear garden for House Types A and B.
- Changes to the elevational appearance as a result of the above in addition to minor amendments to window sizes and locations and front door location (House Types A and B).
- Change to roof design of house type A, A2 and B to provide a hipped roof. This has been done due to buyer concern regarding maintenance as well as concerns from a CDM/ Working at Heights regulations perspective in respect of future maintenance. As a result of the change, the eaves and ridge height of House Type A and B is reduced by 500mm. The height of House Type D is also reduced. The green roof to the single storey rear element is retained.
- Change the roof pitch of House Type C, this has resulted in a reduced eaves height of 250mm but also a slight increase in the ridge height of 250mm.

The above changes are considered to be acceptable and are of a non material nature. The changes affect the appearance of the dwellings from within the development and would not result in any material impact on surrounding residential amenity.

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 seek to modify the layout, elevational alterations and roof design.
- 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 not result in any significant material alterations to the planning approval
- 2) The development hereby approved shall be carried out in accordance with the following additional drawings:

L(-1)012, L(-2)110 Rev 02, L(-2)210 Rev 01, L(-2)310 Rev 01, L(-2)410, L(-4)001, L(-4)002, L(-4)100 Rev 01, L(-4)101 Rev 01, L(-4)200 Rev 01, L(-4)300 and L(-4)300 stamped as received by the City Council, as Local Planning Authority, on the 22 December 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.

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

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2