

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132867/NMC/2022

Date registered valid: 1 February 2022

Proposal: Non-material amendment to planning permission 125474/FO/2019 involving the removal of set back detailing to the side and rear elevations of previously approved house types.

Address: Land Adjacent To Mayton Street, Manchester, M11 2AN

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Victoria Young One Manchester Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): Mr Daniel Tomlinson GWP Architecture 1 Lidgett Lane, Leeds, LS8 1PQ

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

Recommendation: Approve

Date of recommendation: 28 February 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The proposed amendment relates to planning permission ref: 125474/FO/2019 - Proposed erection of 23 no. two storey dwellinghouses with associated car parking, hard and soft landscaping and boundary treatments.

This planning permission is currently being implemented but is subject to proposed variation of its details through s.73 application referenced: 129912/JO/2021 - Variation of condition 2 (specified plans), 8 (no additional windows), 9 (obscure glazing), 12 (refuse), 13 (bin store), 14 (car parking), 15 (cycle storage), 24 (boundary treatment), 25 (public realm), 26 (lighting), 27 (street furniture), 28 (landscaping) and 29 (tree protection) attached to planning permission referenced 125474/FO/2019 to facilitate layout changes including a reduction of houses from 23 to 21 and changes to boundary treatment and driveway surfacing

Description of development

The proposed amendment is required to facilitate the construction of the proposed houses, involving the omission of the 10 mm recess to window detailing in the side and rear elevations as shown in Fig. 1 and 2.



Fig.1 – Typical elevation as amended



Fig.2 – Typical elevation as approved

Consultations & Notification Responses

N/A

Issues

Policy - The proposed development was fully assessed regarding the NPPF, Core Strategy and saved policies of the Unitary Development Plan and allow the relevant guidance.

The following guidance and policies are relevant to the proposed amendment:

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:
- ii. Chapter 12: Achieving well-designed places.

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. Design - It is considered that the above issues have been assessed as part of the consideration of the planning application. Given the nature of the amendment, it is considered that issues relating to design and health and well-being been previously satisfactorily responded to and would not be undermined by the changes. The quality of the development would not be harmed as a result of its implementation in the proposed amended form.

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:

- i. Policy SP 1 (Spatial Principles)
- ii. Policy EN1 (Design Principles and Strategic Character Areas)

iii. Policy DM1 (Development Management)

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 section is of relevance:

i. Section 2 Design.

It is not considered that the development would significantly depart from the character and appearance of the development and therefore policies SP1, EN1 and DM1 would continue to be accorded with. It is considered the amended development would maintain the character and quality of the previously approved development and would thereby respond positively to the above City Council policy and other national and local guidance, particularly with regard to its design and relationship to the development and /or the surrounding neighbourhood.

Principle of the amendment – The proposed amendments would not depart significantly from the authorised development or otherwise affect its delivery of housing.

Design - The changes to the elevation design would facilitate the deliverability of the development without departing from its character and appearance.
The development would thereby maintain a cohesive design that would be appropriately related to its context. A condition has been included to ensure that development is undertaken in accordance with the submitted material specification and amended drawing schedule.

Residential amenity - No new issues would be raised by the amendment.

Conclusion - The proposed amendments are 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

N/A

Condition(s) to be attached to decision for approval

1) The details of the proposed amendments to the side and rear elevations of approved house types involving the omission of 10 mm deep recesses to window detailing.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included) and stamped as received by the City Council on: 5 November 2019, 29 November 2019, 9 January 2020, 31 January 2020 and 1 February 2022:

Application forms for a non-material amendment following a grant of planning permission

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P01

Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01

Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03

Plot Boundaries and Sectionals - 1914-GWP-01-01-DR-A-(PA)-0004 Rev P03

Footpath Diversions & Closures & Adoptions - 1914-GWP-01-01-DR-A-(PA)-0005 Rev P03

Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P02

Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P01

External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P03

Boundary Treatment - 1914-GWP-01-01-DR-A-(PA)-0010 Rev P03

Fencing and Brick Wall Details - 1914-GWP-01-01-DR-A-(PA)-0011 Rev P02

Waste Management Strategy - 1914-GWP-01-01-DR-A-(PA)-0012 Rev P03

Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P01

Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P01

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)

As amended by:

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05

Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05

Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05

Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06

Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05

Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05

Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05

Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05

Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01

Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01

Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01

3-D Site View (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0030 Rev P03

Renders (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0031 Rev P03

Response to Planning Comments - (ref 125474/FO/2020) for One Manchester by Eco Res/
GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-Response Rev P01
Tree Survey and Root Protection Area Ref: 6039a.01B
Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August
2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019)
Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref:
(299)1914-GWP-01-XX-PP-A-1B-D&A Rev P02 dated 27 November 2019
Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as
received by the City Council, as Local Planning Authority, on 15 November 2019
Preliminary Ecological Appraisal at land off Thames Close
Manchester Greater Manchester M11 2FG Ref: UES02679/01 by United Environmental
Services Ltd dated 4 September 2019
Air Quality Assessment - Mayton Street, Beswick for One Manchester Reference: 3049-2r1 by
Redmore Environmental dated: 30th August 2019
Proposed residential development at Mayton Street in Openshaw, Manchester (23 affordable
dwellings) Transport Statement by VTC (Highway & Transportation Consultancy) dated 29
November 2019
Crime Impact Statement: Mayton Street for: GWP Architecture Version A dated 7 November
2019 URN: 2019/0470/CIS/01
Affordable Housing Statement for Mayton Street by One Manchester dated October 2019
Proforma for Planning Applications Waste Management Strategy dated 8 October 2019
Email for GWP Architecture confirming that doors provide the main front and rear access to
each of authorised houses will achieve accessible thresholds in accordance with Building
Regulations Part M (2) 2.20 d-i.
Letter to GWP Architecture from Druk Ltd relating to acoustic attenuation dated 9 January 2020

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.

4) The development shall be implemented in accordance with the following materials and
specifications, which shall be maintained in situ at all times thereafter.

Brickwork

Grey brick - Ibstock New Ivanhoe Cream
Red multi brick - Ibstock Ivanhoe Westminster
Feature glazed brick detail in light green- Ibstock Umbria

Roof

Red Weinberger TLE Rustic Roof tile
Grey Weinberger TLE Grey Roof tile

Frames

Windows - UPVC Anthracite Grey RAL 7016
Doors - UPVC Anthracite Grey RAL 7016

Doors - Light oak finish.

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, EN1 and DM1 of the Core Strategy for the City of
Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)

As amended by:

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05

Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05

Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05

Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06

Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05

Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05

Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05

Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05

Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01

Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01

Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01

3-D Site View (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0030 Rev P03

Renders (From BIM) - 1914-GWP-01-01-DR-A-(PA)-0031 Rev P03

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01

Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref:

Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0003 Rev P03

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0021 Rev P02 (1 of 2)

Contextual Street Elevations - 1914-GWP-01-01-DR-A-(PA)-0022 Rev P02 (2 of 2)

As amended by:

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05

Architectural Drawings - Block B - 1914-GWP-01-ZZ-DR-A-(00)-0012 Rev C05

Architectural Drawings - Block C - 1914-GWP-01-ZZ-DR-A-(PA)-0013 Rev C05

Architectural Drawings - Block D - 1914-GWP-01-ZZ-DR-A-(PA)-0014 Rev C06

Architectural Drawings - Block E - 1914-GWP-01-ZZ-DR-A-(PA)-0015 Rev C05

Architectural Drawings - Block F - 1914-GWP-01-ZZ-DR-A-(PA)-0016 Rev C05

Architectural Drawings - Block G - 1914-GWP-01-ZZ-DR-A-(PA)-0017 Rev 05

Architectural Drawings - Block 8 - 1914-GWP-01-ZZ-DR-A-(PA)-0018 Rev C05

Architectural Drawings - Block 9 - 1914-GWP-01-01-DR-A-(PA)-0059 Rev P01

Architectural Drawings - Block 10 - 1914-GWP-01-01-DR-A-(PA)-0060 Rev P01

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P01

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Typical 3B/4P House Layout 1914-GWP-01-01-DR-A-(PA)-0072 Rev P01

shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) It should be noted that this letter of consent does not supersede the decision notice attached to planning permission ref: 125474/FO/2019. Instead this document should be read in conjunction with the conditions previously applied to approval ref: 125474/FO/2019.

Appendix 1 – List of consultees & neighbours notified

N/A

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

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) -

Area Team Boundary - Name: NORTH2