

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132258/FO/2021

Date registered valid: 18 November 2021

Proposal: Modification to existing boundary treatment including widening of existing vehicle access from Cheetham Hill Road together with the erection of 1.8 metre access gates and erection of 2 metre high rear boundary wall

Address: 322-324 Cheetham Hill Road, Manchester, M8 0PL

Ward(s): Cheetham Ward

Applicant: Mian Properties Limited 322-324 Cheetham Hill Road, Manchester, M8 0PL

Agent (if any): Mrs Sara Altieri Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 12.01.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 3 December 2021 Expired: 24 December 2021

Neighbour notifications

Printed: 3 December 2021 Expired: 24 December 2021

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:

Tree Preservation Order:

The application site relates to a large, detached three storey building, situated adjacent to the main arterial route of Cheetham Hill Road.

The building which is presently utilised as residential flats called Belgravia Flats, is situated along the busy Cheetham Hill Road. To the rear is a small unenclosed hard landscaping area used as off street car parking for the residents, which backs onto a vacant untidy plot with overgrown vegetation adjoining a 2 storey residential estate of dwellinghouses located on Manswood Drive.

To the front, the curtilage includes an enclosed yard area with off street car parking space for residents and a defined boundary treatment consisting of a brick wall approximately 0.9 metres, along Cheetham Hill Road, with 2 access entry points. At present there is no rear boundary treatment.

Description of area

The site lies adjacent to a busy arterial route, which leads into and out of the city centre. The immediate area is largely commercial in nature, comprising a mixture of mixed-use developments along Cheetham Hill Road and surrounding residential neighbourhoods within Cheetham Ward.

Description of development

Planning permission is sought to replace the existing boundary treatment along Cheetham Hill Road, including widening the existing vehicle access from Cheetham Hill Road. The proposed front boundary treatment is intending to erect a 0.6metre high brick wall replacing the current

1metre stone wall in place with additional metal railings erected to a maximum height of 1.7m along the Cheetham Hill Road elevation. Additionally, the two entry points will be extended to approximate dimensions of: Width 4m x Height 1.8m, consisting of sliding metal gates. The proposed 1.8m sliding metal gate access point situated on the southern boundary is proposed to incorporate a 5 metre setback in order to comply with Highways recommendations. Additionally, a pedestrian gate (1.8m) access point is proposed along the southern boundary adjacent to Cheetham Hill Road.

The proposed rear boundary treatment would consist of a masonry wall (white silicone rendered wall) to a maximum height of 2m.

The application has been revised slightly in relation to the front boundary treatment with the requirement for sufficient site lines and protecting pedestrian safety; in particular, small children who may be access the adjacent footpath, therefore the proposal incorporates 0.6m brickwork with 1.2m metal fencing along Cheetham Hill Road elevation.

Consultations & Notification Responses

Local residents were notified however none responded.

Highways

In principle the widening of the access points from Cheetham Hill Road is acceptable. This is subject to the following -

Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004),

Dropped kerbs and tactile paving are provided across the Cheetham Hill access/egress (at the Applicant's cost).

Fencing / railings are visually permeable from a distance of 600mm upwards to ensure that child pedestrians are visible when accessing / egressing a site.

Clarification is provided regarding operation - is this a separate in/out arrangement? How will this be managed/signed etc?

The proposed ingress sliding gate(s) are set back 5m from the edge of carriageway

The rear 2m wall does not impact adopted highway and is acceptable in principle.

Policy

The following policies are considered relevant in the consideration of this application.

1. The National Planning Policy Framework (NPPF), (July 2021)
2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 - Policy DM1 (Development Management)
 - Policy SP1 (Spatial Principles)
 - Policy EN1 (Design Principles and Strategic Character Areas)
3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
 - Policy DC1 for Residential Extensions is still considered of relevance.

Issues

Residential and Visual Amenity

The proposed boundary treatment and elevational alterations are considered acceptable given planning permission was required for the proposed the boundary treatment as the height exceeded the permitted development limitation of 1metre when adjacent to a highway.

The railings and gates on Cheetham Hill Road elevation allow permeability for drivers emerging onto Cheetham Hill Road which is acceptable. The 0.6m high brick wall with 1.2m metal railings offers residents a low maintenance boundary with permeability and visibility out into the surrounding street scene. The proposed front boundary treatment does not present an incongruous element to the surrounding environment and thus is acceptable against the objectives of policies DM1 and SP1 of the adopted Core Strategy.

The 2m high white silicone rendered wall acting as the rear boundary treatment offer a greater sense of security for residents and due to the siting and orientation of the property, the rear boundary treatment does not present a significant incongruous element to the surrounding street scene.

It is considered that the existing boundary treatment and gates along Cheetham Hill Road elevation are aged/degrading, and of poorer quality. It is therefore deemed that the proposed brick wall and metal railings would represent a considerably higher quality and consistent boundary treatment solution for the site and would enhance visual amenity within the area and views of the site within the street scene.

Siting

In terms of siting, all the proposed works relating to the extension would be contained within the curtilage of the application site, and the boundary treatment along the common shared boundary with Cheetham Hill Road to define boundary and to create a defensible space. The siting of the front boundary treatment replicates the original position of the boundary treatment apart from the widening of the access points at the edge of the site. The southern vehicle entry point is proposed to incorporate a sliding metal gate setback by 5 metres, this is to comply with Highways recommendations. Additionally, a pedestrian gate access is proposed along the southern boundary adjacent to Cheetham Hill Road. Widening the opening and providing pedestrian access through a secure gate enhances site security and its future management.

The proposed rear boundary treatment is situated at the back of the property that front onto the vacant plot, the proposed enclosure of the curtilage with a masonry wall (rendered wall) creates a secure boundary and is considered acceptable against principles listed in the NPPF Good Design and Promoting Healthy Communities.

On balance it is considered that the proposed modifications to the existing boundary treatment and the erection of a rear boundary treatment alongside means of access gate, meets the requirements of Core Strategy policies EN1,DM1 and SP1.

Height

The height of the new front boundary treatment will replicate the existing gate and fencing situated along the Cheetham Hill Road elevation.

The proposed 2m masonry wall that constitutes the rear boundary treatment acceptable and could in any event be achieved under permitted development.

Highway safety

The proposed front boundary treatment alongside the installation of 2 metal gates would be visually permeable so it is considered that it would not lead to any issues with regard to highway and pedestrian safety. Highway Services were consulted on the proposal and they stated that there are no objections due to the visually permeable nature of the new boundary treatment which fronts onto Cheetham Hill Road.

Car Parking

The existing arrangement situated within the curtilage of the property would not be affected by the proposal, with the additional of the gated access along Cheetham Hill Road elevation will enhance the security and protection of parked vehicles for the residents of the residential dwellings. Therefore considered pursuant with the Manchester Core Strategy Development Plan Document Policy T2.

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: Approval

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 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: Local plan and drawings numbers A1393(02)AP002 P3 and A1393(02)AP001 P3 received by the City Council as Local Planning Authority as City Council on 05 January 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.

- 3) The development that is hereby approved shall only be undertaken in accordance with the following materials and specifications:
Sliding Gate- CSG 10103 Colour RAL 9005 (Black).
Brick: Red brickwork
Metal Railings: Black metal fencing
Rendered Wall: Silicone-based render Colour White

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Unit 8, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 7, 431 Cheetham Hill Road, Manchester, M8 0PF
21 Martingale Court, Manchester, M8 0AR
17 Martingale Court, Manchester, M8 0AR
15 Martingale Court, Manchester, M8 0AR
11 Martingale Court, Manchester, M8 0AR
Unit 6, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 5, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 4, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 3, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 2, 431 Cheetham Hill Road, Manchester, M8 0PF
Unit 1, 431 Cheetham Hill Road, Manchester, M8 0PF
Flat 10, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 9, 322 Cheetham Hill Road, Manchester, M8 0PL
KHIZRA MASJID, 425 Cheetham Hill Road, Manchester, M8 0PF
56 Martingale Court, Manchester, M8 0AR
19 Martingale Court, Manchester, M8 0AR
Flat 12, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 7, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 5, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 2, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 17, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 14, 322 Cheetham Hill Road, Manchester, M8 0PL
6 Redlynch Walk, Manchester, M8 0PT
431 Cheetham Hill Road, Manchester, M8 0PF
33 Manswood Drive, Manchester, M8 0PZ
76 Martingale Court, Manchester, M8 0AR
74 Martingale Court, Manchester, M8 0AR
72 Martingale Court, Manchester, M8 0AR
70 Martingale Court, Manchester, M8 0AR
68 Martingale Court, Manchester, M8 0AR
66 Martingale Court, Manchester, M8 0AR
64 Martingale Court, Manchester, M8 0AR
62 Martingale Court, Manchester, M8 0AR
60 Martingale Court, Manchester, M8 0AR
58 Martingale Court, Manchester, M8 0AR
54 Martingale Court, Manchester, M8 0AR
Flat 11, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 8, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 6, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 4, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 3, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 1, 322 Cheetham Hill Road, Manchester, M8 0PL
433 Cheetham Hill Road, Manchester, M8 0PF
Flat 18, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 16, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 15, 322 Cheetham Hill Road, Manchester, M8 0PL
Flat 13, 322 Cheetham Hill Road, Manchester, M8 0PL
8 Redlynch Walk, Manchester, M8 0PT

4 Redlynch Walk, Manchester, M8 0PT
28 Redlynch Walk, Manchester, M8 0PT
26 Redlynch Walk, Manchester, M8 0PT
24 Redlynch Walk, Manchester, M8 0PT
22 Redlynch Walk, Manchester, M8 0PT
20 Redlynch Walk, Manchester, M8 0PT
2 Redlynch Walk, Manchester, M8 0PT
18 Redlynch Walk, Manchester, M8 0PT
16 Redlynch Walk, Manchester, M8 0PT
14 Redlynch Walk, Manchester, M8 0PT
12 Redlynch Walk, Manchester, M8 0PT
10 Redlynch Walk, Manchester, M8 0PT

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1