MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131128/FO/2021
Date registered valid:	20 July 2021
Proposal:	Installation of new staircase and lift which will allow wheelchair-users access into the building
Address:	The Carlton Club, 113 Carlton Road, Manchester, M16 8BE
Ward(s):	Whalley Range Ward
Applicant:	Mr Dave Saunders, The Carlton Club, 113 Carlton Road, Manchester, M16 8BE
Agent (if any):	Mrs Melissa Murphy, 10architect Ltd, 12 Hilton Street, Manchester, M1 1JF
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: jennifer.connor@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **14.09.2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 02.08.2021

Standard consultations:
Printed: 27 July 2021 Expired: 17 August 2021

Neighbour notifications
Printed: 27 July 2021 Expired: 17 August 2021

Site notice
Posted: 2 August 2021 Expired: 23 August 2021

Press advert
Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The premises are a social club / community centre within a predominantly residential area within Whalley Range Conservation Area.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of development

Installation of new staircase and lift which will allow wheelchair-users access into the building

Consultations & Notification Responses

A site notice was displayed, a press advert placed in the newspaper and letters were sent to neighbours properties meeting the requirements of the development management procedure order. No neighbour comments were received.

Policies

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the “Core Strategy”), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and 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 proposals are considered to be consistent with the following Core Strategy Policies SP1, EN3, DM1 for the reasons set out below.
Policy SP1 - Spatial Principles. This sets out the key special principles which will guide the strategy. Development in all parts of the City should "make a positive contribution to neighbourhoods of choice including creating well-designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community regardless of disability and protect and enhance the built and natural environment."

Policy EN3 - Heritage. The proposal would have an impact upon the Whalley Range Conservation Area. This is discussed in more detail later in the report.

Policy DM1 - Development Management. This sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:
• Appropriate siting, layout, scale, form, massing, materials and detail;
• Design for health;
• Adequacy of internal accommodation and amenity space;
• Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
• That development should have regard to the character of the surrounding area;
• Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
• Accessibility to buildings, neighbourhoods and sustainable transport modes;
• Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
• Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.
These issues are considered full, later in this report.

The following saved UDP policies need to be considered in relation to the application.
DC18.1 Conservation Areas – It is considered that the proposal would maintain the character and appearance of the Whalley Range Conservation Area. This is discussed in more detail later in the report.

It is considered that the proposal is consistent with the policies contained within the UDP.
National Planning Policy Framework
The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in July 2021 and is a material consideration in the determination of all planning applications.

Legislative requirements
Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a Conservation Area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle – There is no objection in principle to the installation of new staircase and lift which will allow wheelchair-users access into the building, subject to detailing.

Nor are there objections to the removal of the existing infill terrace to the elevation facing Carlton Road. The terrace does not form part of the original building. It has been fenced off from

the existing entrance staircase as it is unsafe for use. Once the infill terrace has been removed, the existing rendered elevation wall will be made good and painted to match the adjacent surfaces.

Heritage Impact of the proposals - Paragraph 199 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight

should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."
It is considered that the development proposal would cause less than substantial harm to the significance of the Whalley Range Conservation Area, by virtue the design and function of the development proposal, as such the development is acceptable when considering the balance of harm caused to the heritage asset.

Appearance – The proposal would not adversely impact upon the character of the host building or the Whalley Range Conservation Area. Details of the colour of the aluminium powder coating to the stair lift need to be submitted.



Residential Amenity – The proposal would not offer any undue overlooking / loss of privacy / loss of light/overshadowing impact to neighbouring property.

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 polices 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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:

   Location Plan
   Site Plan
   Proposed Elevation
   Proposed Plans
   Design and Access Statement prepared by 10architect dated June 2021

   Received by the City Council as Local Planning Authority on 20 July 2021.

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

3. Above-ground construction works shall not commence until details of the colour of the powder coating to the stair lift have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with the approved material details (as set out in the condition discharge and in the submitted application forms/drawings).

   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, DM1 and EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum
Whalley Range Conservation Area Group

List of neighbours notified on Uniform

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH