

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132225/FO/2021

Date registered valid: 12 November 2021

Proposal: Erection of 4no. new entrance porches to existing flat blocks and 2no. new enclosed bin stores to replace existing bin stores, all external windows and doors to be replaced and alterations made to the existing boundary treatments

Address: Mary Seacole Gardens, 8 Catesby Road, Manchester, M16 7ET

Ward(s): Moss Side Ward

Applicant: Mr Chris Page Arawak Walton Margaret House, 23 Manor Street, Manchester, M12 6HE

Agent (if any): Mr Josh Pearson BTP Architects Elizabeth House, 486 Didsbury Road, SK4 3BS

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 December 2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18th November 2021

Standard consultations:

Printed: 19 November 2021 Expired: 10 December 2021

Neighbour notifications

Printed: 19 November 2021 Expired: 10 December 2021

Site notice

Posted: 18 November 2021 Expired: 9 December 2021

Press advert

Published: 23 November 2021 Expired: 14 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a modern 3-story purpose-built block of flats and 3no. houses situated on the corner of Catesby Road and Withington Road in the Whalley Range Conservation Area. The eastern boundary is formed by Sedgeborough Road and to the south by the side elevation of a terrace of Victorian villas.

The buildings have a U-shaped plan form that is made up of 4no. separate blocks, the longest sections being Blacks 2, 3A and 3B fronting onto Withington Road. Access and parking are taken off Catesby Road with residents' and visitor parking in a central courtyard and 2no. communal bin storage areas; in the north and in the south eastern sides of the site.

The property is of red-orange brick construction with brown uPVC windows and doors and is bounded to the east by a mix of Palisade fencing and steel railings. The Withington Road elevation is formed of angled and vertical paling fencing with vegetation over.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The site is within a mainly residential area comprising a mixed typology of large Victorian villas sub-divided into flats, modern purpose-built flats and both inter-war and C20 infill housing. Trees and hedges form the boundaries of the majority of development. Few original boundary walls have been retained to the older dwellings.

Description of development

The application proposes the erection of 4no. new entrance porches to existing flat blocks and 2no. new enclosed bin stores to replace existing bin stores.

All external windows and doors are to be replaced and improvements made to the existing boundary treatments.

Consultations & Notification Responses

Neighbour notifications and display of Site Notice/ MEN Advertisement – No comments received.

Whalley Range Forum – No comments received.

Whalley Range Conservation Area Group – No comments received.

EHO

I have considered the application and recommend that the following conditions are attached to any approval.

NSE4(a)

Residential sound insulation

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from the surrounding roads shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as premises/site. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night-time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in July 2021. It replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of

sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Chapter 16 – Historic Environment

Chapter 16 of the NPPF concerns the historic environment. It advises that great weight should be given to the conservation of designated heritage assets, including Conservation Areas, and that any harm that would result from proposed development should be balanced against the public benefits that would arise. For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Saved UDP and Core Strategy Policies

Core Strategy policies EN3, EN9, EN15, DM1 and SP1

Saved UDP policies DC1 and DC18.1

Issues

The proposal will not have an impact on residential amenity, however, the impacts on visual amenity are relevant to this application, including the impacts within the conservation area.

Being within designated land, additional considerations apply as set out in the NPPF, saved UDP and Core Strategy policies. Guidance on the assessment of development on the character of heritage assets is found in Chapter 16 of the NPPF. Paragraph 194 requires an application to identify the significance of any heritage assets whilst paragraph 195 requires the same of local planning authorities, against which the impact of the proposal should be assessed.

The assessment requires a judgement as to the level of harm that would ensue from the proposal (para.199) with emphasis placed on preserving and enhancing those assets. This objective also underpins policy EN3 of the Core Strategy and saved UDP policy DC18.1.

Significance of the Whalley Range Conservation Area

The Council's assessment of the character of the Conservation Area notes that the key areas of significance which justified the designation derive from associative, historic and architectural values:

The association with Joshua Brooks

Significant Listed buildings including the Muslim Heritage Centre and St. Bede's College.

Spaces between buildings

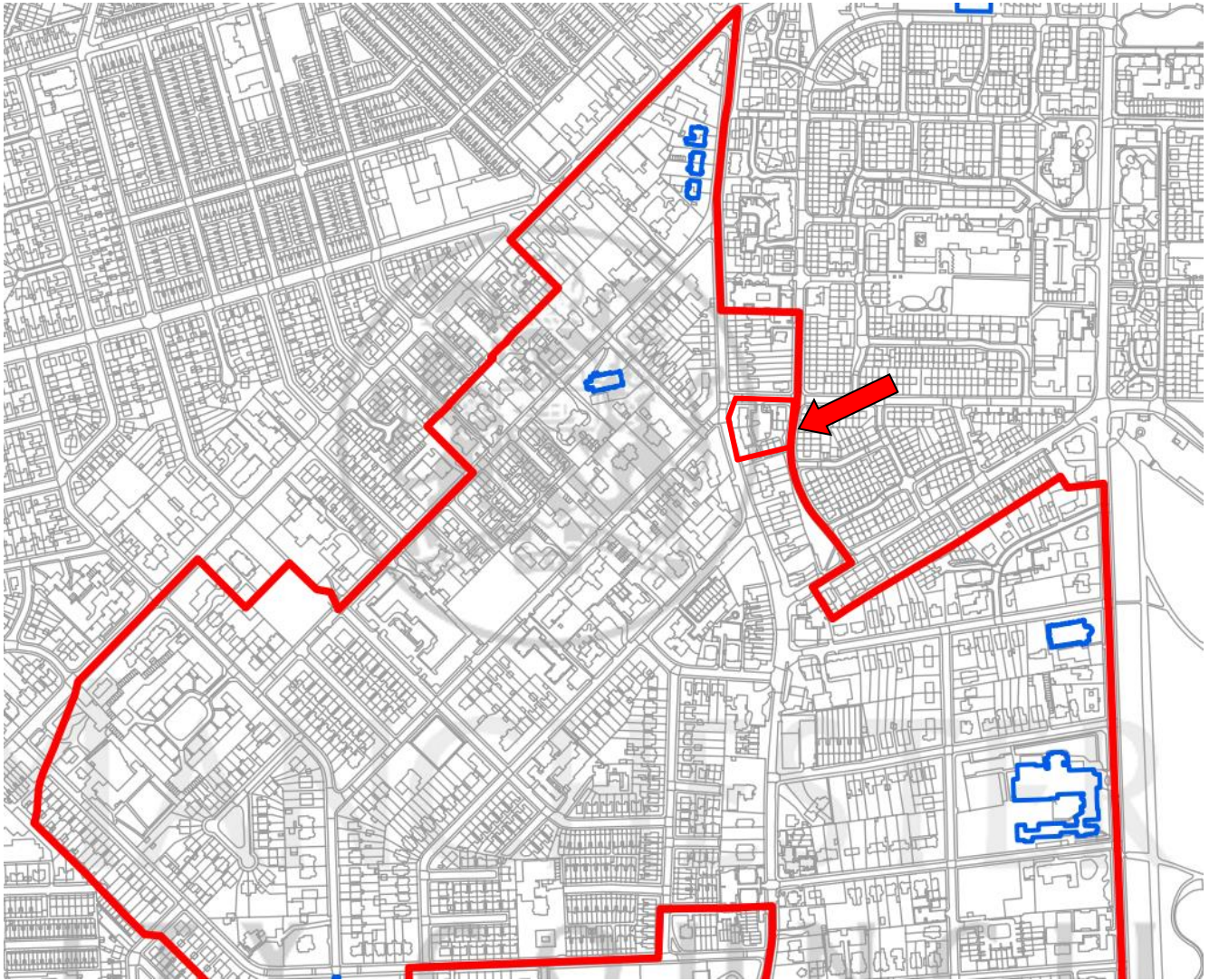
Tree-lined roads

Architectural detailing of buildings – corbels, bracketing, decorative brickwork.

Materials - Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone.

Boundary walls with recessed panels and stone copings. With the exception of the brick colour, the application site bears none of these values, being included within the eastern boundary of the designated land on account of the historic street pattern and presence of Victorian terraced villas to the north and south. It has no relationship to any other properties in the immediate area

and presents an opportunity add visual interest through the proposed alterations.



Windows and Doors

National and local planning policy requires the Local Planning Authorities identify the key characteristics of heritage assets and an assessment of the impact or level of harm arising from applications within designated land.



Existing brown uPVC windows and doors are to be replaced by similar, but which are white. The colour change will make the windows and doors more obvious across the building, particularly on the Withington Road elevation. They are however acceptable in the context of the windows and doors of surrounding buildings in the Conservation Area for the following reasons:

Whilst the site is in the conservation area, the building is a late C20 addition with little architectural merit to classify it as a non-designated heritage asset or to make any significant heritage contribution to the designated asset. Had the building been a traditional Victorian building similar to its neighbours to the north and south, the use of uPVC would have been strongly resisted because the result would be historically inaccurate, aesthetically inappropriate, would detract

from the character and authenticity of a traditional building and unsympathetic to the Victorian palette of materials.

In terms of materials and whilst the use of uPVC is not generally encouraged in Conservation Areas, the host building is a modern addition which displays the original uPVC windows. A timber or alternative 'heritage' treatment would not add any obvious value to the appearance of the development, nor would the proposal detract from the neutral contribution that the building makes to the Conservation Area. There is no change proposed to the size of apertures and for residents, the replacement has public benefits in terms of thermal efficiency and therefore has a role to play in supporting the health and well-being of tenants.

The proposed replacements are like-for-like in appearance; the final finish will not be distinctly visually dissimilar to the original, hence the overall impact on the appearance of the building will be minimal. A condition for materials to be implemented in accordance with the submitted documents is appended to secure the finish.

On this basis, the proposal accords with saved UDP policy DC18.1 and Core Strategy policies EN3, DM1 and SP1.

Boundary Treatment

Various boundary treatments are proposed to enhance the overall security of the site and to prevent unauthorised fly-tipping of the bin store in the south eastern corner. The existing fencing to the most visible elevation fronting onto Withington Road is disjointed with gaps between angled and vertical timber paling.



Significantly in terms of the impacts on the Conservation Area, the front boundary will remove the angled timber paling fencing and replace this with 1.2-metre high black painted metal railings fixed to existing concrete posts. This will provide a neater and more clearly defined boundary that will be softened with the existing planting, including retained trees. A condition for works to trees to be in accordance with the appropriate British Standard is appended in the interests of visual amenity.

wall utilising existing footings is proposed which will form a secure boundary treatment between



In terms of the eastern elevation shared with Sedgeborough Road, a 1.8-metre high brick wall utilising existing footings is proposed which will form a secure boundary treatment between the proposed brick enclosed bin store B and the external pavement on Sedgeborough Road. The brick materials are proposed to match. This will help to overcome the concerns with unauthorised fly-tipping from outside of the site which is a source of nuisance and health concern to residents as well as blighting the street scene. In visual terms and as this elevation forms the eastern boundary of the Conservation Area, the brick boundary

removes the industrial and intimidating Palisade fencing which will also benefit the Conservation Area in this location, although a further section to the north is to be retained. Retaining the footings means that there is no root disturbance to trees. The character of the street scene afforded by the trees would therefore not be harmed by any approval of this element of the proposal.



Section of fencing to be removed on Sedgeborough Road

The main entrance on Catesby Road is currently ungated which presents a security risk. The proposal will introduce 1.7-metre high black metal proprietary electric vehicular access gates with key fob access control for residents and refuse collection. These will be set within the existing 1.95-metre high brick piers with pyramid concrete cappings and retained 1.7-metre high walls either side.



Main access into the site from Catesby Road

Porches

The proposal in this application is to erect 4no. new single storey glazed porches at each communal entrance to the apartment blocks. The existing entrances are recessed which offer weather protection but also form blind spots which invite anti-social behaviour.

The proposed new porches create an enclosed space that projects forwards of the elevations in the 4no. identified locations. Visual permeability and weather protection will be afforded by a standing zinc framed with significant glazed walls and door sets to enhance residents' security whilst making the entrances more legible.

The materials are an acceptable modern solution which will have a low impact within the wider street scene, being confined to the elevations within the inner courtyard which has little visibility and therefore impact in the Conservation Area.

Bin Stores

Existing bin stores are to be removed and replaced by new enclosed brick bin stores. There are two bin stores on the site:

Bin Store A is located in the northwest corner of the site, adjacent to Block 2.

Bin Store B is located in the southeast corner of the site, between Blocks 1 and 4.

Both bin stores are adequately sized and sited for the required number of Eurobins for the number of dwellings, and there are no concerns with Manchester City Council collecting waste from the site. However, and as noted in relation to bin store B above, they are open structures which invites fly tipping. This is particularly the case for Bin Store B, which is flanked on its southeast edge by a metal Palisade fence leaving it visible to passers-by who use it as an opportunity to discard their own rubbish. This leads to an overflow of rubbish which is unpleasant for the residents. The provision of a new boundary treatment alongside Bin Store B will obscure it from outside view and prevent the current disamenity issues.

Other matters

The application has been assessed by the Environmental Health team who have recommended acoustic insulation of all flats within the development against traffic noise. This is an onerous and disproportionate requirement for an existing development which is not proposed to be extensively refurbished in this application. The requirement also places a large cost burden on the applicant who is a social housing provider and is not reflected in the conditions appended to this report.

A second requirement for the hours of construction to be managed is considered appropriate and is appended as an Informative at the end of this report.

Conclusion

For all of the above reasons, the proposals are considered acceptable in accordance with saved UDP policy DC18.1, Core Strategy policies EN3, EN9, EN15, DM1 and SP1 and to Chapter 16 of the NPPF (2021).

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposal was notified to 76no. neighbours and 2no. local community and Conservation Area groups, as well as advertisement by display of a statutory site notice and in the Manchester Evening News. No comments were received.

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 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 as numbered below and received on the 12th of November 2021:

100 - Location Plan

101.1 - Existing Site Plan

106.1 - Block 1 Proposed Ground Floor Plan

107.1 - Block 2 Proposed Ground Floor Plan

108.1 - Block 3A Proposed Ground Floor Plan

109.1 - Block 3B Proposed Ground Floor Plan

110.1 - Block 4 Proposed Ground Floor Plan

111.1 - Block 1 Existing & Proposed Elevations (Opt 1)

115.1 - Block 4 Existing & Proposed Elevations (Opt 1)

121 - Site Axonometric View (Opt 1)

Design and Access Statement prepared by BTP Architects dated November 2021

Drawing Register received by email on the 11th of January 2022

114.2 - BLOCK 3B - Existing & Proposed Elevations (Opt 1) received on the 11th of January 2022

113.2 - BLOCK 3A - Existing & Proposed Elevations (Opt 1) received on the 11th of January 2022

112.2 - BLOCK 2 - Existing & Proposed Elevations (Opt 1) received on the 11th of January 2022

105.2 - Proposed Site Plan (Opt 1) received on the 11th of January 2022

124.1 - Proposed Boundary Treatments Plan

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the development hereby approved shall be implemented in accordance with the details as set out on the approved drawings and application form noted in Condition 2 of this Decision Notice.

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 pursuant to policies SP1 and DM1 of the adopted Manchester Core Strategy and to the guidance contained within the National Planning Policy Framework.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Whalley Range Forum
Whalley Range Conservation Area Group

Flat 5, 93 Withington Road, Manchester, M16 8EE
Flat 4, 93 Withington Road, Manchester, M16 8EE
Flat 3, 93 Withington Road, Manchester, M16 8EE
Flat 2, 93 Withington Road, Manchester, M16 8EE
Flat 1, 93 Withington Road, Manchester, M16 8EE
Flat 18, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 17, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 16, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 15, William Coates Court, Carlton Road, Manchester, M16 8BD
William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 1, William Coates Court, Carlton Road, Manchester, M16 8BD
14 Catesby Road, Manchester, M16 7ET
Flat 2, Greame House, Catesby Road, Manchester, M16 7ET
83 Sedgeborough Road, Manchester, M16 7EF
77 Sedgeborough Road, Manchester, M16 7EF
Flat 3, 16 Catesby Road, Manchester, M16 7ET
Flat 3, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 2, William Coates Court, Carlton Road, Manchester, M16 8BD
6 Elm House, 2 Carlton Road, Manchester, M16 8BB
4 Elm House, 2 Carlton Road, Manchester, M16 8BB
1 Elm House, 2 Carlton Road, Manchester, M16 8BB
Flat 5, 75 Withington Road, Manchester, M16 7EX
Flat 6, 75 Withington Road, Manchester, M16 7EX
Flat 5, 6 Catesby Road, Manchester, M16 7ET
Flat 2, 6 Catesby Road, Manchester, M16 7ET
Flat 4, 4 Catesby Road, Manchester, M16 7ET
Flat 6, 2 Catesby Road, Manchester, M16 7ET
Flat 3, 2 Catesby Road, Manchester, M16 7ET
12 Catesby Road, Manchester, M16 7ET
10 Catesby Road, Manchester, M16 7ET
Flat 4, Greame House, Catesby Road, Manchester, M16 7ET
Flat 3, Greame House, Catesby Road, Manchester, M16 7ET
Flat 1, Greame House, Catesby Road, Manchester, M16 7ET
Flat 2, 75 Withington Road, Manchester, M16 7EX
89 Sedgeborough Road, Manchester, M16 7EF
71 Sedgeborough Road, Manchester, M16 7FR
87 Sedgeborough Road, Manchester, M16 7EF
85 Sedgeborough Road, Manchester, M16 7EF
81 Sedgeborough Road, Manchester, M16 7EF
79 Sedgeborough Road, Manchester, M16 7EF
75 Sedgeborough Road, Manchester, M16 7EF
73 Sedgeborough Road, Manchester, M16 7EF
Flat 4, 16 Catesby Road, Manchester, M16 7ET
Flat 2, 16 Catesby Road, Manchester, M16 7ET
Flat 1, 16 Catesby Road, Manchester, M16 7ET
Flat 9, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 8, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 7, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 6, William Coates Court, Carlton Road, Manchester, M16 8BD

Flat 5, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 4, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 14, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 12, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 11, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 10, William Coates Court, Carlton Road, Manchester, M16 8BD
8 Elm House, 2 Carlton Road, Manchester, M16 8BB
7 Elm House, 2 Carlton Road, Manchester, M16 8BB
5 Elm House, 2 Carlton Road, Manchester, M16 8BB
3 Elm House, 2 Carlton Road, Manchester, M16 8BB
2 Elm House, 2 Carlton Road, Manchester, M16 8BB
Flat 1, 6 Catesby Road, Manchester, M16 7ET
Flat 1, 4 Catesby Road, Manchester, M16 7ET
Flat 1, 2 Catesby Road, Manchester, M16 7ET
Flat 4, 75 Withington Road, Manchester, M16 7EX
Flat 3, 75 Withington Road, Manchester, M16 7EX
Flat 1, 75 Withington Road, Manchester, M16 7EX
Flat 6, 6 Catesby Road, Manchester, M16 7ET
Flat 4, 6 Catesby Road, Manchester, M16 7ET
Flat 3, 6 Catesby Road, Manchester, M16 7ET
Flat 6, 4 Catesby Road, Manchester, M16 7ET
Flat 5, 4 Catesby Road, Manchester, M16 7ET
Flat 3, 4 Catesby Road, Manchester, M16 7ET
Flat 2, 4 Catesby Road, Manchester, M16 7ET
Flat 5, 2 Catesby Road, Manchester, M16 7ET
Flat 4, 2 Catesby Road, Manchester, M16 7ET
Flat 2, 2 Catesby Road, Manchester, M16 7ET

Appendix 2 – Planning constraints

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