

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131439/FO/2021

Date registered valid: 6 September 2021

Proposal: Erection of single storey extension to form entrance lobby to St Werburgh's Church and erection of an access ramp and steps to Church Hall building.

Address: St Werburghs Church, Wilbraham Road, Manchester, M21 0UH

Ward(s): Chorlton Ward

Applicant: Mr James Neal, St Werburghs Church, Wilbraham Road, Manchester, M21 0UH

Agent (if any): Mr Mark Pearce, KPS Architects, 75 Wilmslow Road, SK9 3EN

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21.10.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent

Neighbour notifications

Printed: 9 September 2021

Expired: 30 September 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

St Werburghs Church is a small brick church with terracotta detailing and a slate roof at the junction of St Werburghs Road and Wilbraham Road. The roofs are steeply pitched with large gables and there is a small spire. The church dates from around 1900. The building is not listed as being of Architectural or Historic Interest.



The church hall is a two storey brick building built in the 1960/70's. It has a flat roof and is separated from the church by a narrow passage. The hall fronts St Werburghs Road.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This is a predominantly residential area to the east of Chorlton District Centre. To the north adjacent to the Church Hall is a cleared site with a now lapsed planning permission for the erection of a pair of houses, reference 108072/FO/2015/S1. Facing the site across St Werburghs Road is the side elevation of a large detached villa fronting Wilbraham Road.

Description of development

Consent is sought to erect a new entrance porch and access ramp that will serve both the church and the church hall.



The porch would be a contemporary design with a stone plinth detail to match the church and glazed side panels. There would be a mono pitch roof in using a sheet material with a standing seam. As part of the works a new entrance will be created into the side of the church below an existing window and a second smaller door in the front elevation. A small corner detail will be lost to the development. Inside the porch the brickwork will be made good and left exposed.

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Issues

Principle

The proposed development seeks to improve access to the Church and Church Hall. As such the principle of the proposed development is considered acceptable.

Design

The Church and Church hall are very different designs and therefore the adoption of a contemporary approach rather than seeking to replicate either of the buildings is considered acceptable. Whilst the porch would be located in a prominent position the large expanses of glass will enable the retained brickwork within it to be visible. On balance the design of the proposed porch is considered to be acceptable.

Ramp

The proposed ramp meets the requirement of the DDA and will improve access to the hall, currently there are only steps. There are no issues with the proposed ramp. The floor level of the church is lower, and the porch will have a graded floor to provide access.

Residential amenity

The proposed development is sufficiently far from any residential accommodation for it not to have any impact.

Refuse

There are currently no designated facilities for the storage of refuse. The proposal will create a purpose-built enclosure and whilst it is in a prominent location on the road frontage the design is such that it is not considered to have an unacceptable impact.

Conclusion.

The proposed development will improve facilities for people with mobility issues and is therefore considered to be have a positive benefit for the community.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

P01 Ground floor plans as proposed received 19 August 2021

P02 East elevation and new entrance as proposed received 19 August 2021

P03 North elevation and new entrance as proposed received 19 August 2021

P04 South elevation as proposed received 6 September 2021

P05 Church Hall North elevation as proposed received 6 September 2021

P06 Church Hall South elevation as proposed received 6 September 2021

P07 Section A-A as proposed received 28 September 2021

P08 Section B-B as proposed received 28 September 2021

Design and Access Statement dated August 2021 received 19 August 2021

Email from Agent dated 28 August 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.

3) The development hereby approved shall not progress beyond damp proof course level unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

4) The details of the refuse/recycling enclosure shown on the approved drawings shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

St Werburgh's Church Hall, Wilbraham Road, Manchester, M21 0UH
St Werburghs Rectory, Wilbraham Road, Manchester, M21 0UH
37 St Werburgh's Road, Manchester, M21 0TL
384 Wilbraham Road, Manchester, M21 0UW

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
Area Team Boundary - Name: SOUTH