

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131853/FO/2021
Date registered valid: 6 October 2021
Proposal: Elevational alteration associated with the installation of new door
Address: 1 Lapwing Lane, Manchester, M20 2NT
Ward(s): Didsbury West Ward

Applicant: M Tucker + C Ward, 1 Lapwing Lane, Manchester, M20 2NT
Agent (if any): Mr Kieran Hibbs, kieranhibbsarchitecture, 27 Pioneer Road, Macclesfield, SK11 7ZB
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 October 2021

Standard consultations:

Printed: 18 October 2021 Expired: 8 November 2021

Neighbour notifications

Printed: 18 October 2021 Expired: 8 November 2021

Site notice

Posted: 19 October 2021 Expired: 9 November 2021

Press advert

Published: 26 October 2021 Expired: 16 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is located within West Didsbury local shopping centre and located on the corner with Burton Road and Lapwing Lane. The building is two storeys in height and predominantly a brick built with slate roof tiles. Currently there is an (Sui Generis use class formerly Class A4) bar and permission was granted in 2016 to convert the first floor flat to a (Class E(g) formerly Class B1) office.

The Railway Public House is adjacent on Lapwing Lane, and the Metropolitan Public House is immediately opposite on Lapwing Lane. To the north of the site adjacent to the building are residential properties and Jack Edwards Court which is sheltered accommodation for vulnerable elderly persons.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of area

The area is located within Albert Park Conservation area. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Description of development

The applicant is seeking planning permission to make elevational alterations associated with the installation of new door.

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

West Didsbury Residents Association (WDRA) – No objection.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles
DM1 – Development Management 1
EN3 – Heritage
C8 – Local Centres
EC9 – South Manchester
EN1 – Design Principles and Strategic Character Areas

The relevant **UDP** policies for this application are:

DC 14 – Shop fronts and related signs
DC 18.1 – Conservation Areas

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

Principle - There have been various planning applications at this site the most relevant to this application relates to an planning application in 2017 which was approved to allow the installation of new shop front, erection of single storey rear extension to provide enlarged store and associated elevational alterations as part of planning reference: 118706/FO/2017.

The applicant is seeking to replace an existing ground floor with a new door and surround. The principle is considered to be acceptable

Saved policy DC14 of the UDP advises that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

Therefore, the proposals design and appearance within both the local centre and conservation area will need to be considered.

Design and Appearance – As described the applicant is seeking to install a new grey stained European oak door and surround which will replace the existing door and access to the first-floor offices (image 1). A brushed stainless steel number will be inserted within the top left hand corner of the door surround to identify the building number.

The proposal is relatively modest in terms of changes and in terms of its overall appearance the changes are considered to be in-keeping with those approved under planning reference: 118706/FO/2017 complementing both the dark blue of the ground floor windows and matching the colour of no.3 Lapwing Lane windows (photograph 2).



Image 1 Proposed elevation



Photograph 1 The application site as viewed from the corner of Lapwing Lane and Burton Road.

Both policy EN3 and extant policy DC18 state that new proposals should preserve or enhance the conservation area. Furthermore, the NPPF requires that new development should protect and enhance the historic environment. Pursuing sustainable development involves seeking improvements in the quality of the historic environment, replacing poor design with better design that makes a positive contribution to local character and distinctiveness.

It is considered that in this case the simple design of the rear extension together with the appropriate choice of materials the proposal would have a less than significant harm on the conservation area. The public benefit would be the refurbishment and retention of the residential accommodation

Therefore, the proposal is in accordance with the NPPF, saved policy DC18.1 and policy EN3 of the Core Strategy.

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:

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. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

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:

Drawing No.2928.01 T1 received by the City Council as Local Planning Authority, on the 6th October 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.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

The Metropolitan, 2 Lapwing Lane, Manchester, M20 2WS
Flat 5, 2 Cavendish Road, Manchester, M20 1JG
Flat 2, 2 Cavendish Road, Manchester, M20 1JG
3 Lapwing Lane, Manchester, M20 2NT
Flat 7, 2 Cavendish Road, Manchester, M20 1JG
Flat 6, 2 Cavendish Road, Manchester, M20 1JG
Flat 4, 2 Cavendish Road, Manchester, M20 1JG
1A Lapwing Lane, Manchester, M20 2NT
137B Burton Road, Manchester, M20 1HW
Flat 3, 2 Cavendish Road, Manchester, M20 1JG
Flat 1, 2 Cavendish Road, Manchester, M20 1JG
146 Burton Road, Manchester, M20 1LH

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 - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH