

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130897/FO/2021

Date registered valid: 29 June 2021

Proposal: Erection of a single storey side extension to form an external bar and landscaping works to beer garden

Address: Didsbury Hotel , 852 Wilmslow Road, Manchester, M20 2SG

Ward(s): Didsbury East Ward

Applicant: Greene King Sunrise House, Ninth Avenue, Burton-upon-Trent, Staffordshire, DE14 3JZ

Agent (if any): Mr Simon Bottomley The JS Design Partnership Unit 5 Peel House, 2 Taunton Street, BD18 3NA

Case officer: Linda Marciniak
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Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 September 2021



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 26 July 2021
Standard consultations: Printed: 6 July 2021 Expired: 27 July 2021
Neighbour notifications Printed: 6 July 2021 Expired: 27 July 2021
Site notice: Posted: Expired:
Press advert: Published: 13 July 2021 Expired: 3 August 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Grade II
Conservation area: Didsbury St James Conservation Area 1970
Tree Preservation Order: Not applicable

Description of site/building

The application site is a part 2, part 3-storey detached C19 building in use as a public house situated on the south side of Wilmslow Road in the Didsbury East ward. The square footprint building is of brick and white stucco construction with gabled slate roofs, 3no. chimneys along the main ridge and round-headed, segmental and canted bay windows on the front elevation. There is a banded arch over those at ground floor. A section of wall with parapet comes off the left-hand side beyond which is a pre-pay car parking metre, security floodlight and, in the rear yard area, fire escape stairs to the first floor.

There is a later porch added to the front elevation and infilled courtyard to the rear. Behind the public house to the south is a separate 2-storey whitewashed building with slate gable roof.

The building is fronted by a deep paved and grassed landscaped area to the back of pavement at Wilmslow Road, with a grassed landscaped strip around the building to the south and east which abuts two car parking areas.

The building is listed for its group value with Nos.846, 848 and 850 Wilmslow Road – all grade II to the west and is within the heart of the Didsbury St. James conservation area which has a high concentration of listed buildings in close proximity. This includes the Grade II* listed St. James Church 30 metres to the south west.

The building has been altered and extended over the years which has included infilling a former drayman's carriage archway on the left-hand side of the building, completed sometime between 1959 and the listing on the 03.10.1974, and infilling the former courtyard area at the rear. Other alterations and additions such as the fire escape on the left-hand side are set out in the Planning History section below.

Description of area

The site is bounded by Fletcher Moss Park to the east, 3no. residential dwellings and the park beyond to the south, Parsonage Gardens to the immediate west and by an estate of modern dwellings to the north. Didsbury District Centre is located 500 metres to the north.

Description of development

The proposal seeks the determination of the local planning authority for the erection of a single storey side extension to form an external bar and landscaping works to beer garden.

The application is a re-submission of the withdrawn application 128134/FO/2020 and partner application 128135/LO/2020 which sought the works in the present application together with more extensive landscaping. They were withdrawn on the basis that the works to the garden area in front of the building would be harmful to its setting.

The revised proposal seeks a small single-storey lean-to side extension to provide an external bar servery, and alterations to the landscaping in front of the building and servery including isolated areas of landscaped planting.

The application is accompanied by a Design, Access and Heritage Statement and is submitted alongside application 130898/LO/2021 which seeks the determination of the local planning authority for assessment of the impacts on the Listed building and the conservation area.

Planning History

Applications which have received approval or refusal within the scope of the current planning regulatory framework are set out below:

052127/LO/SOUTH1/97 Approved - 27.11.1997 LISTED BUILDING CONSENT Construction of new porch, bay window with extension to form new kitchen and internal alterations after demolition of existing entrance bay

052126/FO/SOUTH1/97 Approved - 27.11.1997 Alterations and extensions to public house after demolition of existing entrance bay

066610/LO/SOUTH2/02 Approved - 07.01.2003 Landscaping works and installation of 1.8m high boundary railings and re-positioning of access road

066609/FO/SOUTH2/02 Approved - 07.01.2003 Landscaping works and installation of 1.8m high boundary railings and re- positioning of access road

083485/FO/2007/S2 Approved - 01.08.2007 Retrospective application for the installation of three 4 metre by 4-metre "jumbrellas" with integral heating and lighting

082552/FO/2007/S2 Approved - 16.05.2007 Extension of 3m by 19m paved terrace

093911/LO/2010/S2 Approved - 24.11.2010 Listed Building Consent for the erection of a 700mm high timber fence together with installation of 7 high level lights

093853/FO/2010/S2 Approved - 24.11.2010 Erection of a 700mm high timber fence together with installation of 7 high level lights

107252/AO/2014/S2 Approved - 15.12.2014 Installation of 2.no non-illuminated 2.28-metre high signboards

128134/FO/2020 Withdrawn - 22.12.2020 Erection of a single storey side extension to form external bar, fencing and lighting columns and associated landscaping works.

128135/LO/2020 Withdrawn - 22.12.2020 Listed Building Consent for the erection of a single storey side extension to form external bar, fencing and lighting columns and associated landscaping works.

Consultations & Notification Responses

Neighbour notifications – No comments received

Didsbury Civic Society – No comments received

Policy

The application is subject to assessment under the following policies and guidance of the planning regulatory framework:

National Planning Policy Framework (July 2021)

The National Planning Policy Framework establishes the government's planning policies for England and how Local Planning Authorities are expected to apply them to plan-making and decision taking. It is underpinned by the over-arching aim of achieving sustainable development on social, environmental and economic grounds.

The Framework gives emphasis to a presumption in favour of sustainable development which means approving development, without delay, where it accords with the policies of the development plan, unless material considerations indicate otherwise.

Core Strategy

Policy DM1- Development Management

This policy establishes the criteria that all development in the city should have regard to. This includes:

- 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.

Issues

The proposal comprises several elements of works that are deemed necessary to enable the business to successfully evolve on the site. These include:

Forming a new lean-to single-story structure to house a bar servery. In detail this comprises of:

- A traditional stucco render to match that on the existing building in terms of finish, colour and texture.
- Stucco bonded to reclaimed brick laid in an English garden wall bond (to match the bond pattern of surrounding structures) and bed on a lime-based mortar.
- Timber ledged and braced service hatch and door with timber frames. Doors to receive a paint finish (colour to match that of the woodwork to the host building.) All ironmongery to both entrance door and service hatch to be black cast iron.
- Reclaimed slate roof to match that of the host building in terms of size, thickness, colour and laying pattern.
- Lean to structure to be flashed into existing structure with Code 5 lead sheeting. Lead flashing to be chased into mortar joints of existing building to minimize damage. Careful exploratory works to be undertaken to establish location of mortar joints and stucco to be made good where damage has occurred. Lead flashing to be pointed in with lime-based mortar.
- Aluminium rainwater goods (ogee profile gutter) to receive paint colour to match that of the host building.

Landscaping works to the front garden to comprise of:

- Removal of existing circular area of paving and randomly laid 'stepping stone' paving slabs
- Formation of a larger paved area (York stone paving slabs) with central raised planter

bed (loose item).

- Formation of planting beds to perimeter of site to soften the appearance of the area and add seasonal interest
- New turf to retained grassed area
- Extend paving slabs (York stone paving slabs) over turfed area to access proposed bar.

Extension

The key element of the proposal provides a small single storey side extension to create an external bar servery. It is relatively modest in scale and has been repositioned following negotiations on the withdrawn application, to sit behind the elevation of the chimney breast on the east-facing elevation of the building and in line with the extended site curtilage that comes off the rear elevation.

It has a relatively small square plan form being 2.2 metres deep x 2.9 metres wide with a maximum height of 3.3 metres to a sloping monopitch roof. It is proposed to be constructed in a traditional design language to form a seamless relationship with the host building whilst being read as ancillary.

The roof design and materials incorporate reclaimed slate with an overhang that is supported on timber posts to provide a small canopy over the bar servery which faces the larger of the two car parks. The servery doors are timber ledged and braced with ironmongery to match the existing. Samples of the materials are required to be submitted to ensure the quality and design is appropriate for the building.

In this location, the extension forms a closer relationship with the ancillary additions to the rear of the building rather than being read as a 'wing' of the front elevation. This will help to maintain the legibility of the host building and also obscures to some extent the rear fire escape which is visible on approach into the car park from Wilmslow Road.

A free-standing floodlight and parking pay meter in this location are to remain in situ and will not be impacted by the works. As these are relatively unobtrusive, it is considered that the extension will not add to a sense of visual clutter on this side of the building.

Landscaping

Landscaping proposals will simplify the building frontage and replace areas of worn, incidental and poorly maintained lawn with a greater degree of hard landscaping. This comprises of York stone paving to the bar servery area and over approximately half of the front garden. A raised planter which is removable will be sited centrally.

The paving represents a more durable and attractive surface for customers waiting to use the external servery and whilst sitting at tables on the front garden. In this area, worn areas of lawn are particularly apparent and degrade the overall appearance of the site. The proposals are relatively low-key and overall, will improve the appearance of the building to the benefit of the street scene.

The remaining areas of landscaping will retain and re-turf an area of lawn to the north and western sections of the frontage bounded by low shrub-planted beds to the west and with another to the east. Another planted bed will replace a patch of grass just forward of the building to the north east. This is proposed to be roped-off alongside the pedestrian path on approach into the site from Fletcher Moss, to prevent pedestrians trampling over the bed as a shortcut to the entrance. The rope will be suspended between 5no. 1100mm high x 200mm wide timber posts which extend the 5.6 metre length of the eastern side of this bed.

The soft-landscaping treatment will complement the hard landscaping and on balance, presents fewer opportunities for future deterioration. On this basis, the proposal is considered to have an acceptable impact on the host building and the wider street scene, in accordance with policies SP1 and DM1 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: 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 application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of visual amenity.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 29th of June 2021 or as stated:

Application form

Location Plan 7923-SLP

Existing Site Plan 7923 - 01

Proposed Site Plan 7923 - 02

Existing & Proposed Elevations 7923 - 03

Design & Access Statement prepared by the JS Design Partnership LLP (not dated, no reference)

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

3) Notwithstanding the details as set out in condition 2 above, no above ground development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no damage to the fabric of the listed building occurs;
- (b) Samples of the materials, to include stucco, lime-mortar composition, paint and ironmongery.

All of the above shall be implemented in accordance with the approved details

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and the wider conservation area, and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

1 Skylark Close, Manchester, M20 2FQ
3 Skylark Close, Manchester, M20 2FQ
2 Skylark Close, Manchester, M20 2FQ
High Bank, Stenner Lane, Manchester, M20 2RQ
The Old Parsonage, Stenner Lane, Manchester, M20 2RQ
Flat At, Ye Olde Cock Inn, 848 Wilmslow Road, Manchester, M20 2RN
Flat At, Didsbury Hotel, 852 Wilmslow Road, Manchester, M20 2SG
844 - 846 Wilmslow Road, Manchester, M20 2RN
Ye Olde Cock Inn, 848 Wilmslow Road, Manchester, M20 2RN
Fernbank, Stenner Lane, Manchester, M20 2RQ

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 - Didsbury St James Conservation Area 1970
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH