

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131167/VO/2021

Date registered valid: 11 August 2021

Proposal: CITY COUNCIL DEVELOPMENT for the Change of Use from Dwelling (caretakers bungalow) to school offices (Class F1)

Address: Caretakers Bungalow , Manley Park Junior School, College Road, Manchester, M16 0AA

Ward(s): Whalley Range Ward

Applicant: Robert Massey Manchester City Council Children & Education Services, PO Box 532, Town Hall, Manchester, M60 2LA

Agent (if any): Richard Broadbent Manchester City Council Capital Programmes & Procurement, Corporate Core Directorate, PO Box 532 Town Hall, Manchester, M60 2LA

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6th October 2021

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit: 4th October 2021 (second visit)

Standard consultations:

Printed: 16 August 2021 Expired: 6 September 2021

Neighbour notifications

Printed: 16 August 2021 Expired: 6 September 2021

Site notice

Posted: 18 August 2021 Expired: 8 September 2021

Press advert

Published: 24 August 2021 Expired: 14 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to former caretakers dwellinghouse within the grounds of Manley Park Junior School. It is located within the Whalley Range Ward of the City and within Whalley Range Conservation Area. It is a brick built detached bungalow with a tiled roof and timber fenestration. The property faces onto College Road. To the front boundary is a timber fence with established tree planting. Whilst the accommodation is within the grounds of the school, it retains privacy by sitting behind a concrete post and timber panel fence.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: as part of Whalley Range Conservation Area

Description of area

The area apart from the school is predominantly residential in nature, with a commercial retail block at the top of the road on upper Chorlton Road.

Description of development

The submitted application proposes the change of use of the former caretakers dwellinghouse which is currently unoccupied to form ancillary school office accommodation. There are changes proposed to the windows and doors, however these would remain the same in appearance, but would be timber replaced with aluminium. The accommodation would comprise of office accommodation, breakout area and communal work area.

Consultations & Notification Responses

Local Residents were informed- no representations have been received

Whalley Range Conservation Area Group- were consulted- no representations have been received.

Whalley Range Forum- were consulted- no representations have been received.

The application was also advertised in the press and by way of a site notice.

Issues

POLICIES

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity, to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high- quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved Policy DC18. Conservation Areas.

ISSUES

Principle

Under normal circumstances the loss of family accommodation in the form of a residential property would not be supported, however in this instance the residential property does not function separately from the school. It was accommodation that went with the role of caretaker and would not be available as market family housing. As such this is not considered to be a loss of family accommodation in the true sense of the word. Given that this property has now been vacated and the school no longer has a resident caretaker, the property has laid empty. The principle of reusing a redundant building to provide much needed space to support an existing education provision is considered acceptable in this case.

Residential /Visual Amenity

The submitted application proposes the change of use of the former school caretakers dwellinghouse (Class C3) to form ancillary office accommodation for the school (Class F1)

Previous applications involving the same property have been for works to trees in a Conservation area only.

The current proposal relates to the following: -

o Change of use of existing caretaker's dwellinghouse (Class C3) to form ancillary school offices and open plan work area (F1). The single storey bungalow fronts College Road and is located along the southern boundary of the school site. Access to the building will be only through the existing school playground site. The site will be secured and managed through the school.

o The proposal would not increase pupil or staff numbers, the works relate only to the change of use of an existing building to be used by existing staff, and as such there would be no intensification of the site.

There would be minor cosmetic changes in the form of the introduction of aluminium windows and doors in place of timber. The pattern of fenestration remains the same. Given the

established boundary treatments, the property is not readily viewed within the street scene, Given that the building is still to be in use by the school, by existing staff and during existing school hours, there would be no additional comings and goings from the site than currently exists. As such it is not considered that the proposed change of use would have a detrimental impact upon either the residential or visual amenity of the neighbouring properties.

Design and Appearance

Overall, in terms of design and appearance, the proposal will create no significant impact upon the character of the school building or surrounding area. The works to facilitate the change of use are primarily internal to the building.

Impact upon the Conservation area

The changes to the exterior of the building are very minor, and purely comprise of a change in materials of the fenestration. The placement of the doors and the windows are in exactly the same position, just the materials they are replaced with provide better longevity and ease of maintenance. The boundary treatment to the frontage on College Road are so well established, that the property cannot be seen readily within the street scene without entering the school site itself. It is not considered that the proposal would have a detrimental impact upon the character of the Whalley Range Conservation area.

Parking

The proposal would not have any impact upon the existing parking situation. There is a parking area to the side of the property adjacent to the school kitchen buildings, this area of parking would be retained. There would be no increase in either staff or pupil numbers, and as such no increase in parking requirements.

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 have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:

Location Plan- 2305_S001_A_001_0001_IR

Existing Floor Plan DR-A-00100010

Existing Elevations MCC-B03-ZZ-DR-A-0010

all received 23rd July 2021

Proposed Floor Plan- DR-A-0011

Proposed Elevations- MCC-B03-EE-DR-A-0010

All received 11th 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 materials to be used on the external surfaces of the extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar).

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Conservation Area Group
Whalley Range Forum

153 College Road, Manchester, M16 0AA

155 College Road, Manchester, M16 0AA

157 College Road, Manchester, M16 0AA

159 College Road, Manchester, M16 0AA

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