

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130748/FO/2021

Date registered valid: 14 June 2021

Proposal: Retention of steel handrail at a height of 1100mm to roof together with access ladders

Address: 38-40 Parkfield Court , Barlow Moor Road, Manchester, M20 2GE

Ward(s): Didsbury West Ward

Applicant: Mr Idris Bapu Places for People South Rings Business Park, 18 Craven Drive, Preston, PR5 6BZ

Agent (if any): Mrs Gemma Cornwall Anderton Gables Canada House, 3 Chepstow Street, Manchester, M1 5FW

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 July 2021

Standard consultations:

Printed: 23 June 2021 Expired: 14 July 2021

Neighbour notifications

Printed: 23 June 2021 Expired: 14 July 2021

Site notice

Posted: 5 July 2021 Expired: 26 July 2021

Press advert

Published: 29 June 2021 Expired: 20 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a part 3, part 2, part single storey building dating from the late 1980s in use as retirement flats.



Photographs 1 & 2: Application site as viewed from Barlow Moor Road

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The application site is located within Blackburn Park Conservation Area, Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined

roads which criss-cross the level ground of the park. Building materials and styles are very varied. The older houses generally have textured light red or buff brick walls with blue slate roofs, and in some cases brick or stone dressings in contrasting colours are used even for window mullions. The later houses are predominantly smooth red brick, though render, half-timbering and decorative tile fringing are extensively used. Red tile and occasionally green slate are used for roofs and vertical cladding. All houses have pitched roofs, some of them steep, and there are a variety of gables, hips and half hips topped with interesting finials.

Description of development

The applicant is seeking to retain steel handrails at a height of 1100mm to roof together with access ladders that have been installed on the roof of the building.

Consultations & Notification Responses

Residents/Public Opinion – Three representations were received objecting to the application. A summary of the concerns raised are as follows:

- Whilst the resident understands the need for the works for the safety of persons working on the roof, they are concerned that the handrail and ladders are ugly and obtrusive.
- The structure is totally out of character and has been nicknamed the crows nest. The structure was erected without planning permission and the residents trusts that it is dismantled and removed.
- The resident questions the need for the structure;
- The east wing that overlooks the car park is the most offensive structure and should not be allowed in the conservation area.

Ward Members – Councillor John Leech asked if officers had visited the site and to raise the concerns of local residents regarding the proposal. Councillor Leech also asked if officers had sought any changes to the proposal.

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

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

DC18 – Conservation Areas

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

The Principle – The applicant has installed steel handrail and ladders in order to access the roof safely to areas of the roof which currently do not have edge protection. The applicant states that the roof of the property requires regular access in order to remove vegetation and debris from the surrounding trees.

Works were completed by February 2021 and have been in situ since completion, the applicant is seeking to retain the handrail and ladders.

The application site is located within a designated conservation area, in order to assess the works matters that require consideration are the design and appearance of the proposal and its impact on the designated heritage asset in this case the Conservation area.

Design and Appearance/ Impact on the Conservation Area –The residential care home is located within Blackburn Park conservation area as such consideration must be given to the NPPF, policy EN3 and extant policy DC18.1 seeks to preserve the historic environment and conservation areas.

Paragraph 194 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.

The application was accompanied by both design, access and heritage statement which in terms of the impact on a heritage asset, identified that the impact would be upon be the conservation area as the property is not within the curtilage of a listed building. The building is a relatively modern addition to the conservation area, dating back to the late 1980s where it was approved under planning application reference: 029269. Most recent approvals have related to tree works and an application in 2018 to replace windows, doors, fascias, soffits, guttering, downpipes under planning reference: 121090/FO/2018 amended under planning reference: 123978/JO/2019.

The statement describes that the purpose of the works is to provide safe access to the flat roof, which require regular access in order to remove vegetation and debris from the surrounding trees. Carrying out such works without protection or fixed ladders would according to the statements pose a health and safety risk. The applicant states that the material is an unpainted steel which they argue is more beneficial than timber which is likely to degrade overtime.

Concerns have been raised regarding the appearance of the proposal with comments referring to the structure being unattractive and should be resisted in a conservation area. However, as shown in the photographs the proposals have resulted in changes to the appearance of the property and whilst they are visible from Barlow Moor Road, these changes are considered to be relatively minor in nature.. It is not considered that there would be a significant impact on the Conservation Area as a result of the proposals, whilst the structures are visible the open nature of the structures together with the relationship to the existing roof and building views would limited to those on Barlow Moor Road to the front of the application property. Given the modern appearance of the building, the hand rail and ladders are considered to be appropriate to the building and any visual impact is not considered to warrant the refusal of the application

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: Approve

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 DC18.1 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:

AG21-0213 Drg No.3 and Drg no.4 stamped as received by the City Council as Local Planning Authority, on the 14.06.2021

Design and Access Statement and Heritage Statement stamped as received by the City Council as Local Planning Authority, on the 14.06.2021

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

Blackburn Park Conservation Society

8 Parkfield Road South, Manchester, M20 6DB
Flat 2, 42 Barlow Moor Road, Manchester, M20 2GJ
Flat 1, 42 Barlow Moor Road, Manchester, M20 2GJ
Top Floor, 109 Barlow Moor Road, Manchester, M20 8GP
4 Elm Road, Manchester, M20 6XB
Ground Floor Flat, 109 Barlow Moor Road, Manchester, M20 2GP
2A Elm Road, Manchester, M20 6XB
Flat 2, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
34 Barlow Moor Road, Manchester, M20 2GJ
36A Barlow Moor Road, Manchester, M20 2GJ
Flat 49, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
36B Barlow Moor Road, Manchester, M20 2GJ
Flat 56, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 54, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 34, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 32, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 26, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 20, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 11, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 8, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 48, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 23, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 3, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 40, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 5, 44 Barlow Moor Road, Manchester, M20 2GJ
Flat 10, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 42, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 35, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 31, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 9, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 1, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 55, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 46, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 39, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 16, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 10, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 7, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 5, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 1, 44 Barlow Moor Road, Manchester, M20 2GJ
Flat 4, 36 Barlow Moor Road, Manchester, M20 2GJ
Flat 36, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 33, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 24, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 15, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 4, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
6 Elm Road, Manchester, M20 6XB
Flat 3, 44 Barlow Moor Road, Manchester, M20 2GJ
Flat 6, 113 Barlow Moor Road, Manchester, M20 2GP
103 Barlow Moor Road, Manchester, M20 2GP
Flat 6, 36 Barlow Moor Road, Manchester, M20 2GJ

Flat 3, 36 Barlow Moor Road, Manchester, M20 2GJ
Flat 100, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
8 Elm Road, Manchester, M20 6XB
Flat 18, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 2, 44 Barlow Moor Road, Manchester, M20 2GJ
42A Barlow Moor Road, Manchester, M20 2GJ
4 Oriel Road, Manchester, M20 6XF
101 Barlow Moor Road, Manchester, M20 2GP
107 Barlow Moor Road, Manchester, M20 2GP
44A Barlow Moor Road, Manchester, M20 2GJ
111 Barlow Moor Road, Manchester, M20 2GP
105 Barlow Moor Road, Manchester, M20 2GP
Flat 3, 42 Barlow Moor Road, Manchester, M20 2GJ
Flat 5, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 12, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 38, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Ivy Cottage Evangelical Church, Barlow Moor Road, Manchester, M20 2GP
Flat 44, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 41, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 25, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 14, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 19, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 53, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 2, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 37, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 21, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 50, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 47, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 28, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 13, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
10 Parkfield Road South, Manchester, M20 6DB
Flat 1, 36 Barlow Moor Road, Manchester, M20 2GJ
Flat 29, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 17, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 6, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 4, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 9, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
97 Barlow Moor Road, Manchester, M20 2GP
Flat 3, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 11, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 8, 113 Barlow Moor Road, Manchester, M20 2GP
44 Barlow Moor Road, Manchester, M20 2GJ
Flat 5, 36 Barlow Moor Road, Manchester, M20 2GJ
Flat 51, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 43, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
99 Barlow Moor Road, Manchester, M20 2GP
Flat 1, 113 Barlow Moor Road, Manchester, M20 2GP
Flat 2, 36 Barlow Moor Road, Manchester, M20 2GJ
Flat 45, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 30, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 27, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
Flat 22, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE
6 Parkfield Road South, Manchester, M20 6DB
Flat 52, Parkfield Court, 38 - 40 Barlow Moor Road, Manchester, M20 2GE

Flat 4, 44 Barlow Moor Road, Manchester, M20 2GJ
Flat 7, 113 Barlow Moor Road, Manchester, M20 2GP

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 - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH