

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130953/NMC/2021

Date registered valid: 5 July 2021

Proposal: Non-material amendment to planning approval reference 126283/FO/2020 to allow for modification to the proposed internal layout of the new build accommodation block including the omission of pedestrian door set to the west elevation.

Address: St Anthonys Rc Primary School , Dunkery Road, Manchester, M22 0NT

Ward(s): Woodhouse Park Ward

Applicant: Mr Peter Johnson, St Anthony's Catholic Primary School, St Anthonys RC Primary School, Dunkery Road, Manchester, M22 0NT

Agent (if any): Alan Beningfield, Atkins, Chadwick House, Birchwood Park, Warrington, WA3 6AE

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 15.07.2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: There are TPO trees on the site but it is unaffected by this proposal

Description of area

St Anthony's Primary school is located within a residential area in the Woodhouse Park ward to the north of Manchester Airport and to the south of Wythenshawe District Centre.

The school contains a number of existing school buildings with hard standing and soft play areas. The existing school car park is situated off Dunkery Road which also forms the main entrance for staff, pupils and visitors. Pedestrian access to the main entrance of the school is located off Dunkery Road. This access point is used by all people accessing the school, including visitors.

The school site contains a number of significant trees along its boundaries, including an Oak tree within the grounds subject to a Tree Preservation Order.

Planning approval 126283/FO/2020 was granted in April 2020 for the erection of a detached single storey multi-functional teaching block, with associated welfare facilities, creation of new 40 space car park and associated 6 metre high lighting columns, access road from Culmere Road and installation of a Multi Use Games Area.

Since having permission granted some amendments have been proposed through the submission of this non-material amendment application. In brief the amendments sort are: Modification to the proposed internal layout of the new build accommodation block including the omission of pedestrian door set to the west elevation. Whilst not expressly set out within the application forms it is noted that there is an alteration between the approved roof arrangement

and that indicated on the submitted drawings with this application. The result of which is that the eaves level increases by 700mm but the maximum height of the roof is reduced from 5.2m to 5m on the submitted drawings. This does alter the roof profile from that on the approved drawings.

Consultations & Notification Responses

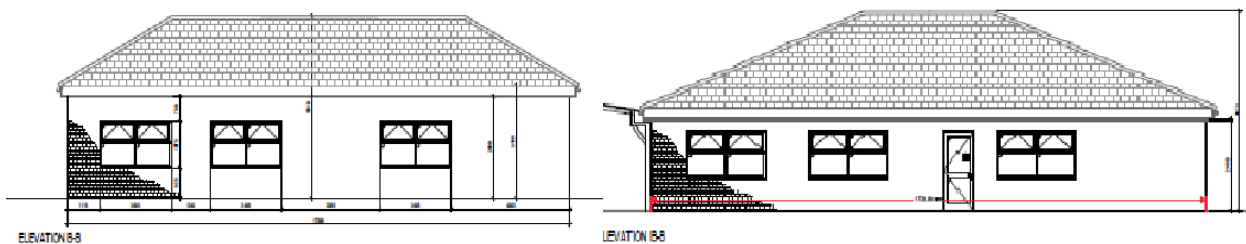
None required for this type of application.

Issues

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application proposals are for amendments to the approved buildings in the form of the omission of an access door and replacement with masonry. It is also noted that there are amendments to the roof profile in the form of an increased eaves level from 2.1 to 2.8 metres and a reduction in the overall roof height from 5.2m to 5m.



Proposed elevation left – Previously approved elevation to the right

The alteration in relation to the door would not give rise to any appreciable alteration to the built form and is considered to be non-material in nature.

In relation to the other alterations noted in the form of roof alterations given the existence of high hedgerow around the site and the distance from the nearest residential properties of approximately 25m it is not considered that these amendments are material in nature.

Overall, it is considered that the proposed revisions are of a minor nature and would have no more impact upon either visual or residential amenity than the approved scheme. The amendments would still accord with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework (NPPF) and saved policy DC1 of the UDP.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed amendments relate to: a modification to the proposed internal layout of the new build accommodation block including the omission of pedestrian door set to the west elevation; and amendments to the roof profile and reduction in its overall height.
- 2) Following an assessment of the details submitted, the City Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area or the residential amenity of nearby properties.

Revised Specified plans condition

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
DOS-ATK-(46-10w)-XX-DR-B-0005 Rev P4 PROPOSED GENERAL ARRANGEMENT
DOS-ATK-(46-10w)-XX-DR-B-0004 Rev P2 MUGA & PITCH LAYOUT PROPOSED GENERAL ARRANGEMENT
DOS-ATK-(46-10w)-XX-DR-B-0006 Rev P2 NEW BUILD ACCOMMODATION PROPOSED ELEVATIONS
DOS-ATK-(46-10w)-XX-DR-B-0007 Rev P2 MUGA & PITCH LAYOUT PROPOSED FENCE LINE AND SECTION DETAILS
DOS-ATK-(46-10w)-XX-DR-B-0008 Rev P2 FENCE AND ACCESS GATE DETAILS
DOS-ATK-(46-10w)-XX-DR-B-0010 Rev P2 PROPOSED SITE ENTRANCE VEHICLE TRACKING
DOS-ATK-(46-10w)-XX-DR-B-0011 Rev P2 LIGHTING PROPOSALS
DOS-ATK-(46-10w)-XX-DR-B-0012 Rev P2 VEHICLE ACCESS GATE DETAILS
DOS-ATK-(46-10w)-XX-DR-L-7000 Rev P01 TREE PROTECTION PLAN
DOS-ATK-(46-10w)-XX-DR-B-0003 Rev P4 PROPOSED GENERAL ARRANGEMENT

Design Statement reference: DOS_ATK_(46-10w)_DS_B

Arboricultural Impact Assessment January 2020

All received by the City Council as local planning authority on the 19th February 2020

DOS-ATK-(46-10w)-XX-DR-L-0002 Rev A PROPOSED LANDSCAPE GENERAL ARRANGEMENT

Dextra Group PLC, DEXTRA LIGHTING - OPUS ... (OPUCL L70 OA C84)

Dextra Opus Column

All received by the City Council as local planning authority on the 2nd April 2020.

DOS-ATK-(46-10w)-XX-DR-B-0006 Rev P5 NEW BUILD ACCOMMODATION PROPOSED
ELEVATIONS received by the City Council as local planning authority on the 5th July 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

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 15M

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH