

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130307/FO/2021

Date registered valid: 17 May 2021

Proposal: Erection of 3 storey rear extension, with lower ground floor/basement element, to form new lift to provide access to the basement, ground floor, 1st floor and mezzanine floors, together with elevational alterations

Address: 420-422 Stockport Road, Manchester, M12 4EX

Ward(s): Ardwick Ward

Applicant: Manchester Vineyard Stuart Hogg, 420-422, Stockport Road, Manchester, M12 4EX

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 June 2021

Standard consultations:

Printed: 25 May 2021 Expired: 15 June 2021

Neighbour notifications

Printed: 25 May 2021 Expired: 15 June 2021

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

The application site relates to a large, detached, three storey, red brick building (including basement), situated adjacent to the main arterial route of Stockport Road.

The building which is presently occupied by Longsight Youth Centre, is situated at the corner of Stockport Road and Hayley Street. To the rear is a small, unenclosed grassed area, subject to this application, which backs onto a two storey, residential estate of dwellinghouses. The grassed area immediately adjoins the public footway to the side and rear.

To the front, the building includes a small, enclosed yard area with ramped access serving the building frontage

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site lies adjacent to a busy, north/south arterial route, which leads into and out of the city centre. The immediate area is largely residential in character, comprising a mixture of two storey dwellinghouses and multi storey, purpose-built apartments. Immediately to the south, on the opposite side of Hayley Street is a vacant public house (Ducie Arms) which is presently subject to redevelopment proposals for a mixed-use residential apartment/commercial scheme.

Description of development

Planning permission is sought for the erection of a three-storey rear extension, with lower ground floor/basement element, to form new lift access to the basement, ground floor, 1st floor and mezzanine floors.

The extension to house the lift shaft is positioned to the left-hand side of the rear of the building and will serve all floors. The lift is accessed externally from the rear and comprises a combination of bronzed coloured aluminium cladding and glazed panels, obscured with vinyl panels displaying the Manchester bee motif. The entrance to the lift incorporates a flat roof glazed canopy at ground level. The area covered by the proposed works measures 9sqm.

In addition, elevational alterations are proposed, including new windows where window openings have been bricked up, two new windows and door at basement level, the demolition of dilapidated brick wall which projects from the rear of building and repair of brickwork, new stepped access to the basement with associated retaining wall and flat roofed glazed canopy.

The application follows recent planning permission for the creation of a car park to the rear of existing building, together with associated boundary treatment (Ref: 129246/FO/2021).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Conditions are advised with respect to the need for a construction management plan and the installation of a gas membrane. Details are to be submitted and agreed.

Greater Manchester Police (Design for Security) – Security measures are recommended, including CCTV coverage, lighting and the need for external fittings to be certified to ‘Secured by Design’ standards.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Policies DM1, EN14, EN16, EN17 and SP1 of the Manchester Core Strategy
- Saved policy DC26 of the UDP
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed works are considered acceptable and will offer public benefits by allowing increased ease of access to the community centre, including access for disabled users.

Specific planning issues are outlined further below.

Security

Greater Manchester Police (Design for Security) advise of security measures to improve security at the rear and to protect parked vehicles. Measures include CCTV and regular maintenance. An informative advising the use of such measures has been attached.

Design, Scale and Appearance

The proposed lift shaft is consummate in scale to that of the existing community centre and given its limited footprint and discreet position to the left hand side of the rear of the building, will assimilate appropriately into the local context without any significant effects in terms of over-dominance or overshadowing.

The works in totality will enliven the rear of the building which currently looks tired and unwelcoming by opening up existing windows openings which have been bricked up and by repairing deteriorating brick work following the past demolition of an extension.

The extension to accommodate the lift is of a contemporary design which will contrast but complement the existing building fabric and comprises a lightweight design which will assimilate sympathetically to the fabric of the existing building and utilises areas of glazing and bronze cladding panels.

Residential and Visual Amenity

The proposed car park adjoins residential properties to the rear along Plymouth Grove and Toll Gate Close, separated only by a public footway and grass verge respectively.

Whilst the extension will open the rear of the building, a recently approved car park area with associated boundary treatment will provide a separation between the rear of the community centre and residential properties. This would screen and provide a visual buffer for the works at a basement level. Levels of activity are not anticipated to be beyond those arising from the use of the car park.

Any potential overlooking issues arising from the lift extension will be mitigated through the use of vinyl panels displaying Manchester bee motif to the area of glazing. As a result, there is unlikely to be any direct overlooking or privacy concerns.

On balance, the impact to visual and residential amenity is considered acceptable. The proposal will deliver public benefits by improving access to the community building and this is considered to hold greater weight on this occasion and in accordance with the aforementioned policy and guidance.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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) Prior to the commencement of above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed only using the approved materials.

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 policy DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 352/PD/0007, 352/PD/0008, 352/PD/0009, 353/PD/0010 and drawings numbered 352/PD/001/A and 352/PD/0011/A received by the City Council as Local Planning Authority on 6 May 2021 and 17 May 2021 respectively.

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.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy.

5) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) Greater Manchester Police (Design for Security) advise the following:

- The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.
- All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.
- Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

40 Toll Gate Close, Manchester, M13 0LG
424 Stockport Road, Manchester, M12 4EX
404 Stockport Road, Manchester, M12 4EX
398 Stockport Road, Manchester, M12 4EX
46 Toll Gate Close, Manchester, M13 0LG
44 Toll Gate Close, Manchester, M13 0LG
42 Toll Gate Close, Manchester, M13 0LG
38 Toll Gate Close, Manchester, M13 0LG
36 Toll Gate Close, Manchester, M13 0LG
34 Toll Gate Close, Manchester, M13 0LG
32 Toll Gate Close, Manchester, M13 0LG
30 Toll Gate Close, Manchester, M13 0LG
28 Toll Gate Close, Manchester, M13 0LG
26 Toll Gate Close, Manchester, M13 0LG
24 Toll Gate Close, Manchester, M13 0LG
406 Stockport Road, Manchester, M12 4EX
402 Stockport Road, Manchester, M12 4EX
400 Stockport Road, Manchester, M12 4EX
396 Stockport Road, Manchester, M12 4EX

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2