

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128986/FO/2020

Date registered valid: 23 December 2020

Proposal: Erection of cycle shed within rear garden area

Address: 11 Slaithwaite Drive, Manchester, M11 4BA

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Dumitru Gornea t/a Roman Wings Ltd 32B North Birkbeck Road ,
London, E11 4JG

Agent (if any): Mr Kevin Jones Barchington Architectural 9 Amethyst Drive ,
Teignmouth, TQ14 8GD

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 4 January 2021 Expired: 25 January 2021

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

The application site relates to an irregular shaped area of land between dwellinghouses situated at no.3 Slaithwaite Drive and the vacant plot formerly comprised of no.6 Slaithwaite Drive, and is located at the head of a small residential cul-de-sac comprising 4 properties, and two vacant sites. The site incorporates a narrow frontage which widens towards the rear due to the curvature in the road.

The application site is a disused parcel of land within a suburban residential area in east Manchester.

It appears that dwellings at the head of cul de sacs in the vicinity have been demolished over time leaving empty sites. The application site, which is understood to have been historically occupied by a dwellinghouse, was overgrown with self-seeded bushes and trees, but has been cleared recently, and is bounded by timber fencing to the rear.

PLANNING HISTORY

126099/FO/2020 - Erection of 1 no. two storey dwellinghouse (Class C3) incorporating second floor in roof space, rear solar panels with associated parking and landscaping. Approved 25.03.2020

111461/FO/2016/N2 - Erection of 1 no. two storey dwellinghouse (Class C3) Incorporating second floor in roof space, rear solar panels with associated parking and landscaping . Approved 19.05.16

101322/FO/2013/N2 - Erection of two storey detached house with associated car parking and boundary treatments Approved 25.03.13
092120 - Erection of a 2 storey dwelling house with roof space accommodation with

associated boundary treatment and new vehicular access Approved 27.05.2010 .

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within a predominantly residential area, largely comprising two storey, semi-detached dwellinghouses. To the rear of the site are properties on Craven Place and Ravensbury Street

Description of development

This application has been submitted after , but in conjunction with application ref: 128854 for the variation of conditions 2, 8, 16, 17 and 22 attached to planning permission ref:126099/FO/2020 to allow elevational changes to proposed new house, and creation of an additional off street parking space.

Approval is sought for a detached cycle store to be built in the north western corner of the plot to accommodate 3 cycles, with a canopy detail to the south elevation. The proposed cycle store would have a rendered finish.

Consultations & Notification Responses

Local residents - No comments received.

Highways Services - A secure cycle store is being provided to the rear of the property. The store will be within the red line boundary of the site and will not impinge onto the adopted highway, this is acceptable to Highways.

Design for Security - Recommend that the proposed cycle store should include stands that allow users to lock both wheels and the crossbar to a stand rather than just the crossbar (wheel slots and butterfly racks are not suitable).

Flood Risk Management - The drainage of the site can be approved and we have the following recommendation:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Note to be issued to applicant: We would recommend that the applicant requests details of the required maintenance from the manufacturer for the proposed attenuation tank and hydrobrake. These works should be carried out frequently (as specified by the manufacturers) to ensure that siltation and blockage is minimised and therefore reducing the risk of localised flooding.

Environmental Health - recommend the following informative for the above application:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Issues

Policy

The following policies and guidance are considered relevant to the consideration of this application:

- Policies DM1, SP1, , T2, EN1, EN8 of the Core Strategy;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance 2016;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF).

ISSUES

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

Design, Character and Appearance

The surrounding area is characterised by modern 2 storey dwellings in modest gardens. The site backs on to the side of the large garden of 7 Craven Place. This common boundary adjoins the front, side and back garden of 7 Craven Place.

The proposed cycle store would be appropriate in a suburban residential area such as this. The proposed structure would be sited in the rear garden and is considered to be in keeping with the character and design of the proposed house (under consideration as part of application ref: 128854) .

Residential and visual amenity

The proposed cycle store would be located adjacent to the shared boundary with no.7 Craven Place and the land adjacent to no.3 Slaithwaite Drive to the west . The single storey design and the location within the site are considered to be acceptable and would not give rise to adverse impacts to residential and visual amenity , as the proposed cycle store would not give rise to overlooking and the height of the store would not give rise to significant overshadowing.

Sustainability / Air Quality

The provision of a secure cycle store for use by the occupiers of the proposed dwellinghouse (ref: 128854) would enable sustainable transport options to be available to the occupants which has the potential to contribute to improvements to air quality .

Security

The comments from Design for security officers have been noted and are proposed to be attached as an informative. However, the submitted cross section plan indicates sheffield style stands within the proposed cycle store that would allow users to lock both wheels and the crossbar to a stand.

Drainage The comments from Flood Risk Management officers have been noted and are proposed to be attached as an informative. It is expected that the drainage system for the rainwater goods attached to the proposed store would be connected into the surface water drainage arrangements for the proposed dwellinghouse . The note requested to be issued to

applicant in regard to the installation and on going maintenance of any attenuation tank and hydrobrake has been attached as an informative.

Contaminated land.

The application relating to the associated dwellinghouse is accompanied by intrusive site surveys , gas monitoring data and remediation strategy reports , which cover the area of the site where the proposed cycle store would located . The request from Environmental Health officers for a watching brief is noted and has been attached as an informative.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by informing the agent of comments received regarding the scheme , but no revisions were required in connection with the scheme and appropriate conditions to the approval 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 two 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 cycle store shall be implemented in accordance with plan refs: AL(9-) 01 rev.G (site layout plan); AL(00) 01 rev. B Notwithstanding vehicle image (Proposed cycle store); AL (841) 01 rev.B (Elevations) Notwithstanding vehicle image received 23rd December 2020;

AL (821) 01 rev.D (Proposed cycle store layout) ; Al (831) 01 rev.D (Typical Section received 22nd January 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Finalised details of the colouration and type of rendered finish shall be submitted to and approved in writing by the City Council as local planning authority before the treatment is applied to the external façade of the proposed cycle store.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The cycle store hereby approved shall only be used by the occupiers of the dwellinghouse to be built on the site of no.11 Slaithwaite Drive as part planning permission ref: 128854/JO/2020.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2