

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133446/FO/2022

Date registered valid: 11 April 2022

Proposal: Installation of replacement of windows, external doors and roof to West View Court.

Address: West View Court, West View Road, Manchester, M22 4LQ

Ward(s): Northenden Ward

Applicant: Mrs Victoria Finn, Wythenshawe Community Housing Group
Greenwood Road, M22 9HD

Agent (if any): Mr Liam Nolan, Arcus Consulting LLP, 3rd Floor, Dalton House, Cross Street, Sale, M33 7AR

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

Recommendation: Approve

Date of recommendation: 24 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12th May 2022

Standard consultations:

Printed: 19 April 2022 Expired: 10 May 2022

Neighbour notifications

Printed: 19 April 2022 Expired: 10 May 2022

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

This application relates to West View, a multi-storey tower block located in the Northenden ward of Manchester. The tower block is 9 storeys high (including the ground floor) with plant to the roof top level. It is accessed by pedestrians off West View Road, the parking surrounds the building on street with dedicated parking provision to the rear of the building. There are small softscape grassed areas within the curtilage of the site, and the boundary around the block comprises of railing and weldmesh fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area surrounding the application site is residential in nature, comprising of 2 storey houses together with bungalows. The M60 motorway runs to the rear of the site.

Description of development

The submitted application proposes the replacement of existing windows and doors to each of the floors, and the replacement of the existing Spandrell Panels to the windows and a re-roof. The facade of the apartment block comprises of a brown brick over the residential floors with white UPVC windows, and blue doors. The balconies and infill panels are also green. The access points and service areas to the foot of the building are in a cream render. The development is greatly in need of a facelift, which is proposed by this application currently under consideration. The external face windows RAL 7016 and grey and lilac infill panels in pre-coated aluminium The Spandrell panels that form the enclosed balcony areas are proposed in RAL 7035, 7046, 7040 and 9003.

The existing boundary treatments will be repainted.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Northenden Civic Society- No comments received

Health and Safety Executive-no objections to the proposal, subject to the attachment of informatives to any consent granted.

Issues

Policies

Unitary Development Plan Saved Policies

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on- going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such

positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Issues

Amenity

The submitted application proposes the refurbishment of the tower block, it proposes the replacement of windows and doors and the panels to the window details being replaced with new Spandrel Panels. The enclosed balcony areas will also receive a facelift with the installation of new Spandrel panels.

The existing tower blocks consist of brick with white UPVC windows and blue door panelling with forest green balcony panels, the existing elevations now appear to look old and run down and make the overall aesthetics of the tower blocks look dated.

The proposed works consist of replacing all the UPVC windows with new grey coloured UPVC frames and the balcony enclosures with new Spandrel panelling. The external elevational alterations will improve the overall aesthetics of the existing tower blocks through the introduction of an upgraded modern, sustainable and refreshed appearance. This will have a positive impact upon both residential and visual amenity in terms of a much-improved elevation. Externally it will result in a much more attractive building in terms of the aesthetics. It will relate better to the newer housing developments constructed within the area.

Design

The existing window fenestration will remain the same in terms of location, size and dimension with the addition of the use of new materials. However, with the clever use of a primarily neutral palette it has updated the design. By picking out one feature colour (Lilac) to sit with the grey it will be relatively easy to update the look of the block going forward. The external design and appearance of the proposed development would have a positive impact upon visual amenity of the apartment block itself and its overall appearance within the context of the area within which it is located.

Materials

A relevant materials condition shall be applied to any approval granted, in the interests of visual amenity and overall appearance of the tower block.

Fire Safety

An informative will also be applied to the approval in relation to the materials to ensure they meet the guidance contained in the Building Regulations for fire safety.

On the basis of the above, the proposal is considered acceptable in accordance with policies SP1, DM1 and EN3 of the Manchester Core Strategy, and with the relevant sections within the NPPF.

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 in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. No significant issues arose during the determination process and the application has been dealt with in a timely manner. Appropriate conditions have been attached to any consent granted.

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:

- 01- Elevation E1 and E2 Without Rainscreens.
- 02- Elevation E1 and E2 With Rainscreens.
- 03- Elevation E3 and E4 Elevations Without Balcony Panel.
- 04- Elevations E2 and E3 With Balcony Panels
- 05- Window Schedule
- 06- Section Through High Level Walkway.
- 07- Main Entrance Screens
- 08- Community Entrances
- 13- Site Location Plan

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 for the elevational alterations hereby approved, shall be implemented in accordance with the Proposed Elevations drawings Ref: 01, 02, 03, 04 and 05 dated 5th April 2022

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 and DM1 of the Core Strategy.

Informatives

1) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

2) 2.1 It is noted that the proposed works include replacement of roofing materials. It should be ensured that roofing materials used have the appropriate fire performance classification, which will be determined with reference to boundary separation distances. It is unlikely, however, that this matter will have any significant impact on land use planning considerations.

2.2 It is noted that section 6 of the fire statement states that fire performance classification of balconies and external walls is 'worse than class A2-s1, d0'. However, it is also noted that section 8 of the fire statement states 'The previous Fire Risk Assessment highlighted that it was not possible to determine the material that the vertical panels that form the balustrades on the balconies are made from. This issue remains outstanding...As the material cannot be identified or is found to be combustible then the panels should be replaced with panels that are non-combustible. All existing combustible elements are to be replaced with A2 Fire rated components or higher fire rating.'

2.3 Materials used in external walls of relevant buildings should have a minimum fire performance classification of class A2-s1, d0. It is assumed from the narrative in section 8 of the fire statement that this is to be the case.

Appendix 1 – List of consultees & neighbours notified

Northenden Civic Society
Health & Safety Executive (Fire Safety)

21 West View Road, Manchester, M22 4LP
Flat 24, West View Court, West View Road, Manchester, M22 4LQ
Flat 21, West View Court, West View Road, Manchester, M22 4LQ
Flat 58, West View Court, West View Road, Manchester, M22 4LG
Flat 53, West View Court, West View Road, Manchester, M22 4LG
19 West View Road, Manchester, M22 4LP
Flat 44, West View Court, West View Road, Manchester, M22 4LG
Flat 27, West View Court, West View Road, Manchester, M22 4LQ
Flat 59, West View Court, West View Road, Manchester, M22 4LG
36 West View Road, Manchester, M22 4LR
80 West View Road, Manchester, M22 4LP
60 West View Road, Manchester, M22 4LP
27 West View Road, Manchester, M22 4LP
Flat 29, West View Court, West View Road, Manchester, M22 4LQ
Flat 38, West View Court, West View Road, Manchester, M22 4LG
23 West View Road, Manchester, M22 4LP
Flat 15, West View Court, West View Road, Manchester, M22 4LQ
Flat 71, West View Court, West View Road, Manchester, M22 4LG
Flat 67, West View Court, West View Road, Manchester, M22 4LG

Flat 41, West View Court, West View Road, Manchester, M22 4LG
68 West View Road, Manchester, M22 4LP
66 West View Road, Manchester, M22 4LP
25 West View Road, Manchester, M22 4LP
15 West View Road, Manchester, M22 4LP
Flat 26, West View Court, West View Road, Manchester, M22 4LQ
Flat 16, West View Court, West View Road, Manchester, M22 4LQ
Flat 12, West View Court, West View Road, Manchester, M22 4LQ
Flat 51, West View Court, West View Road, Manchester, M22 4LG
Flat 8, West View Court, West View Road, Manchester, M22 4LQ
Flat 3, West View Court, West View Road, Manchester, M22 4LQ
Flat 28, West View Court, West View Road, Manchester, M22 4LQ
Flat 25, West View Court, West View Road, Manchester, M22 4LQ
Flat 13, West View Court, West View Road, Manchester, M22 4LQ
Flat 47, West View Court, West View Road, Manchester, M22 4LG
Flat 45, West View Court, West View Road, Manchester, M22 4LG
Flat 42, West View Court, West View Road, Manchester, M22 4LG
Flat 4, West View Court, West View Road, Manchester, M22 4LQ
Flat 33, West View Court, West View Road, Manchester, M22 4LQ
Flat 30, West View Court, West View Road, Manchester, M22 4LQ
Flat 56, West View Court, West View Road, Manchester, M22 4LG
Flat 40, West View Court, West View Road, Manchester, M22 4LG
44 West View Road, Manchester, M22 4LR
76 West View Road, Manchester, M22 4LP
58 West View Road, Manchester, M22 4LP
Flat 17, West View Court, West View Road, Manchester, M22 4LQ
Flat 36, West View Court, West View Road, Manchester, M22 4LQ
Flat 22, West View Court, West View Road, Manchester, M22 4LQ
Flat 20, West View Court, West View Road, Manchester, M22 4LQ
Flat 10, West View Court, West View Road, Manchester, M22 4LQ
Flat 72, West View Court, West View Road, Manchester, M22 4LG
56 West View Road, Manchester, M22 4LP
35 West View Road, Manchester, M22 4LP
25 Greenway, Manchester, M22 4LW
Flat 6, West View Court, West View Road, Manchester, M22 4LQ
Flat 34, West View Court, West View Road, Manchester, M22 4LQ
Flat 14, West View Court, West View Road, Manchester, M22 4LQ
Flat 46, West View Court, West View Road, Manchester, M22 4LG
Flat 43, West View Court, West View Road, Manchester, M22 4LG
38 West View Road, Manchester, M22 4LR
82 West View Road, Manchester, M22 4LP
52 West View Road, Manchester, M22 4LP
Flat 9, West View Court, West View Road, Manchester, M22 4LQ
Flat 18, West View Court, West View Road, Manchester, M22 4LQ
Flat 11, West View Court, West View Road, Manchester, M22 4LQ
Flat 70, West View Court, West View Road, Manchester, M22 4LG
Flat 68, West View Court, West View Road, Manchester, M22 4LG
Flat 64, West View Court, West View Road, Manchester, M22 4LG
Flat 60, West View Court, West View Road, Manchester, M22 4LG
Flat 54, West View Court, West View Road, Manchester, M22 4LG
Flat 49, West View Court, West View Road, Manchester, M22 4LG
Flat 1A, West View Court, West View Road, Manchester, M22 4LQ
78 West View Road, Manchester, M22 4LP
74 West View Road, Manchester, M22 4LP

62 West View Road, Manchester, M22 4LP
64 West View Road, Manchester, M22 4LP
Short Breaks, 37 West View Road, Manchester, M22 4LP
Flat 7, West View Court, West View Road, Manchester, M22 4LQ
Flat 32, West View Court, West View Road, Manchester, M22 4LQ
Flat 23, West View Court, West View Road, Manchester, M22 4LQ
Flat 63, West View Court, West View Road, Manchester, M22 4LG
Flat 55, West View Court, West View Road, Manchester, M22 4LG
34 West View Road, Manchester, M22 4LR
54 West View Road, Manchester, M22 4LP
29 West View Road, Manchester, M22 4LP
Flat 61, West View Court, West View Road, Manchester, M22 4LG
Flat 48, West View Court, West View Road, Manchester, M22 4LG
32 West View Road, Manchester, M22 4LR
70 West View Road, Manchester, M22 4LP
Flat 5, West View Court, West View Road, Manchester, M22 4LQ
Flat 52, West View Court, West View Road, Manchester, M22 4LG
Flat 31, West View Court, West View Road, Manchester, M22 4LQ
Flat 66, West View Court, West View Road, Manchester, M22 4LG
Flat 57, West View Court, West View Road, Manchester, M22 4LG
30 West View Road, Manchester, M22 4LR
72 West View Road, Manchester, M22 4LP
31 West View Road, Manchester, M22 4LP
Flat 2, West View Court, West View Road, Manchester, M22 4LQ
Flat 35, West View Court, West View Road, Manchester, M22 4LQ
Flat 19, West View Court, West View Road, Manchester, M22 4LQ
Flat 69, West View Court, West View Road, Manchester, M22 4LG
Flat 65, West View Court, West View Road, Manchester, M22 4LG
Flat 62, West View Court, West View Road, Manchester, M22 4LG
Flat 50, West View Court, West View Road, Manchester, M22 4LG
Flat 39, West View Court, West View Road, Manchester, M22 4LG
Flat 37, West View Court, West View Road, Manchester, M22 4LG
42 West View Road, Manchester, M22 4LR
40 West View Road, Manchester, M22 4LR
33 West View Road, Manchester, M22 4LP
17 West View Road, Manchester, M22 4LP

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
Green Belt Land - Green Belt Area (LDF)
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH