

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129735/FO/2021

Date registered valid: 23 March 2021

Proposal: Installation of two entrance canopies following the removal of existing entrance canopies

Address: Ashfield Lodge, 227 Palatine Road, Manchester, M20 2UD

Ward(s): Didsbury West Ward

Applicant: Ashfield Lodge Management Company Ltd, Ashfield Lodge, 227 Palatine Road, Manchester, M20 2UD

Agent (if any): RT Lucas Architects, Raven House, 113 Fairfield Street, Manchester, M12 6EL

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

Recommendation: Approve

Date of recommendation: 17 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Due to the Covid 19 Pandemic, site photographs were provided by the applicant.

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 April 2021 Expired: 28 April 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

Ashfield Lodge is a highrise (five storey) apartment building located close to the Mersey Valley to the south of Didsbury and to the north of Northenden district centres. The building is a gated community located within a secluded and tree covered landscaped grounds.

The application site is located outside of the Greater Manchester Green Belt.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The area is more rural in nature due it being located close to Greater Manchester Green Belt and the Mersey Valley. The area contains large green open spaces that follow the line of the River Mersey.

Description of development

The applicant is seeking planning permission to install two entrance canopies following the removal of existing entrance canopies.

Consultations & Notification Responses

Local residents/public opinion – One representation was received objecting to the proposal questioning the purpose of the changes given the orientation of the building but also that it wouldn't be in keeping with the original architects design for the building.

Cadent Gas Ltd – Identified the following apparatus in the vicinity of the application site.

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)
- Electricity Transmission overhead lines

An additional response was received from the Cadent Gas Ltd Pipelines team in relation to the high pressure pipeline, requested that HSE are notified of the application and that their comments are passed to the applicant.

West Didsbury Residents Association (WDRA) – No objection, requested that during demolition works that careful attention is paid to the presence of bats.

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

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

DC 1.1 – 1.6 – Residential Extensions

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.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. The policies are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

In order to assess the acceptability of any proposal are siting, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Design and Appearance - The proposal relates to the communal entrances to 1-15 and 16-30 apartments (photographs 1 – 2), the proposal is relatively simple in terms of the design as it seeks to reduce the canopy overhang as shown in image 1. The materials that are to match that of the existing apart from the roof which will be of a similar material.

Whilst it is noted that an objection has been received questioning the reason for the works and whether they are in keeping with the original architects design. Overall the changes are considered to be relatively minor in nature and do not appear to harm the appearance of the building.

The changes are not considered to be detrimental to the residential amenity of current and future occupiers.



Elevation 1-15



Elevation 16 - 30

Photograph 1 and 2 Photographs of the existing elevations



Image 1 Proposed 3D Visual of the changes.

Therefore the proposal in terms of siting, design and appearance accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Other Matters – Cadent Gas raised the presences of a number of their apparatus within the vicinity of the site, namely pipelines and overhead wires. The applicant has been forwarded this information prior to a decision being issued. Cadent also requested that the Health and Safety Executive be notified of the application, however following checks by the planning services the application site falls outside of the outer consultation zone see image 2

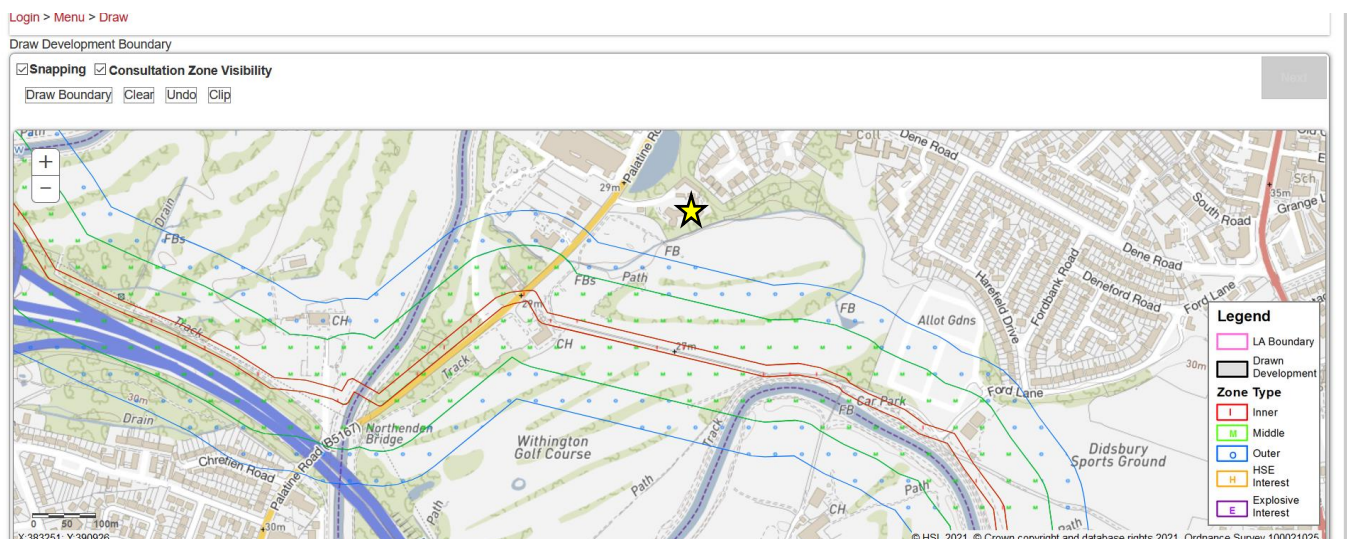


Image 2 HSE Consultation Zones and application site shown as a star.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy 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

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 policies SP1 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:

BR-09, BR-10, SK 01 Rev A and SK 02 Rev A stamped as received by the City Council as Local Planning Authority, on the 12.03.2021

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.

3) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

BR-10 stamped as received by the City Council as Local Planning Authority on the 12.03.2021.

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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

17 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
19 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
20 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
22 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
24 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
25 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
27 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
16 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
29 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
30 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
26 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
18 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
21 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
23 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
28 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
15 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
13 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
10 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
8 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
5 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
3 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
Ashfield Lodge, Palatine Road, Manchester, M20 2UD
9 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
14 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
12 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
11 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
7 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
6 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
4 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
2 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD
1 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Green Belt Land - Green Belt Area (LDF)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH