

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130355/NMC/2021

Date registered valid: 11 May 2021

Proposal: Non material amendment to planning permission 115468/OO/2017 to omit balconies and include lift shaft head on roof

Address: Whitehouse Club , Middleton Road, Manchester, M8 4JZ

Ward(s):

Applicant: Dappa Homes Ltd C/o Agent - Northwood House (N1), Greenwood Business Centre, Manchester, M5 4QH

Agent (if any): Mr Matthew Gray Grays Architecture Ltd Northwood House (N1), Greenwood Business Centre, Goodiers Drive, Manchester, M5 4QH

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 May 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The application site is approximately 1.59 hectares and contains the existing Whitehouse club building, car park and associated bowling green which is located off Middleton Road.

To the rear of the site are former playing fields which were last known to be used in 2006.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is accessed by Middleton Road to the eastern boundary of the site which is surrounded on all sides by residential properties. The properties which lie to the north and west of the site are two storey in nature whilst the properties to the south are a mixture of low rise apartment building.

Generally the surrounding area is characterised by two storey residential properties; those on Windsor Crescent, Whitehouse Avenue and Edenfield Road are all two storey semi-detached properties. The properties to the south are low rise apartments no greater than 3-4 storeys

The site is situated immediately adjacent to the administrative boundary of Bury Metropolitan Borough Council which bounds the site to the west and north.

There are numerous trees around the perimeter and within the centre of the site which form a mature landscape and buffer to the surrounding residential properties that abut the site boundaries.

Middleton Road is a major arterial road route connecting this part of north Manchester to the City Centre. Heading northwards along Middleton Road is a junction with the M60 outer ring road. The site is well connected to local amenities being within a short walk to Bowker Bank Metrolink stop together with a 15 minutes walk to Heaton Park.

Description of development

Non material amendment to planning permission 115468/OO/2017 to omit balconies and include lift shaft head on roof

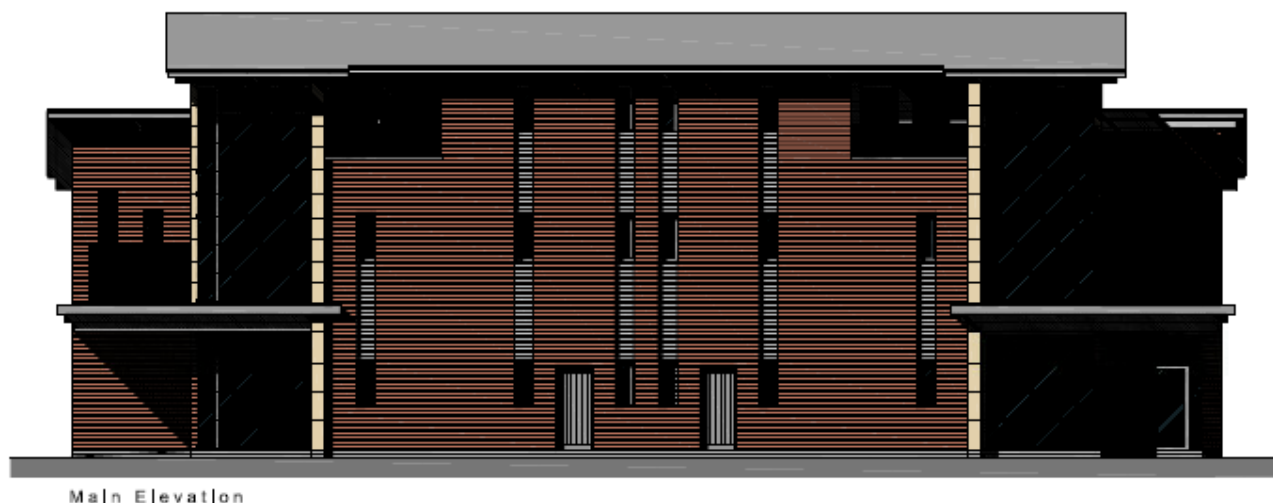
Consultations & Notification Responses

n/a

Issues

The applicant wishes to make two changes the proposed social club:

- Omit insert balcony detail to 3rd floor and replace with window; and
- Install a lift over run

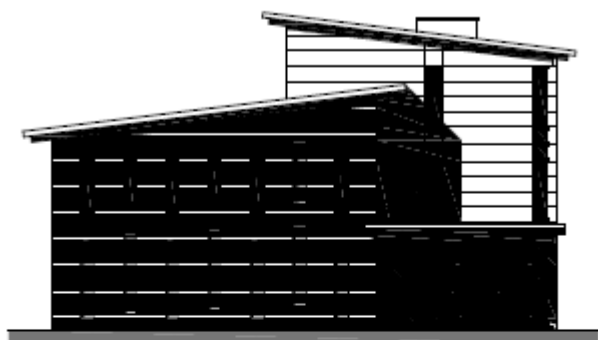


Approved elevation should insert balcony details

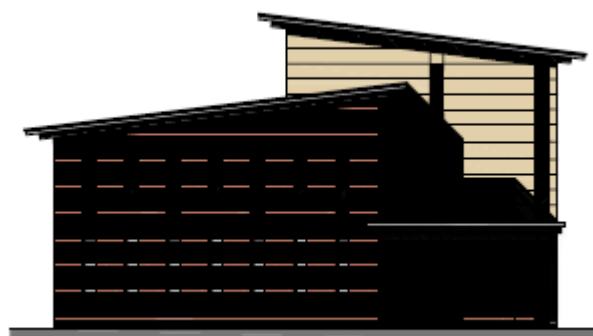


Main Elevation

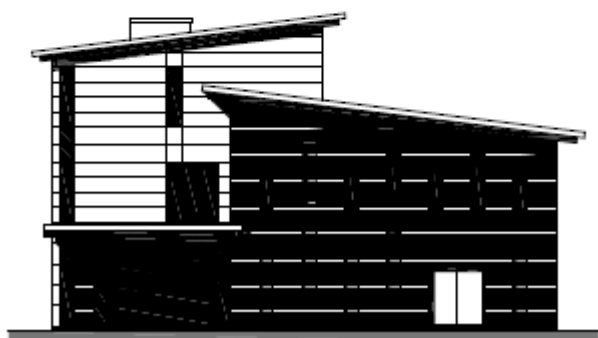
Proposed elevation with insert balconies omitted and replaced with window



Middleton Road Elevation



Middleton Road Elevation



Car Park Elevation



Car Park Elevation

Proposed elevations (left) and approved elevations (right)

The removal of the balcony detail is considered to be non material and acceptable. The

balcony detail was not very deep and did not provide an usable space. The detail is located on a side elevation and is therefore only visible from within the site.

The lift over run is a new detail. It would be visible from the two principal facades of the building but is only considered modest and would not materially alter the appearance of the building.

Materials would be agreed through the relevant condition in the approval

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:

Article 35 Declaration

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

- 1) The proposal involves allow omission of balconies and include lift shaft head on roof
- 2) The development hereby approved shall be carried out in accordance with the following additional drawings:

4050/120 Rev B, 4050/210 Rev C, 4050/211 Rev D, 4050/212 Rev C and 4050/213 stamped as received by the City Council, as Local Planning Authority, on the 11 May 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.

- 2) Following an assessment of the details submitted, I 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 will not result in any significant material alterations to the visual and residential amenity of the development.

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1