

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126935/FO/2020

Date registered valid: 2 June 2020

Proposal: Erection of front porches and related elevational changes to dwellinghouses (Type 1) approved under previous planning permission Ref: 117712/FO/2017

Address: Land On Corner Of Richmond Grove East And South Street, Manchester, M12 4DT

Ward(s): Ardwick Ward

Applicant: Mr Maqsood Riaz 55 Brynton Road, Manchester, M13 0UQ

Agent (if any): Mr Ahmed M1 Architecture 179 Princess Road, Manchester, M14 4RL

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: c.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 September 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 June 2020 and 17 July 2020

Standard consultations:

Printed: 3 June 2020 Expired: 24 June 2020

Neighbour notifications

Printed: 3 June 2020 Expired: 24 June 2020

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The planning application relates to an area of open space situated at the western junction of Richmond Grove East and South Street. The site was formerly a grassed area. An area of incidental open space is located at the junction of Richmond Grove East and South Street, which is separated from the application site by a public footpath. The eastern side of Richmond Grove East is predominantly residential, as is South Street to the north-west of the application site. The surrounding area predominantly comprises of 2-storey housing. However, some 3-storey housing is located nearby on the junction of Britnall Avenue and Cochrane Avenue. To the northern of the site is disused single storey building adjacent to a car repair garage. A separate car repair garage and car sales business with associated car parking is located to the west of the application site with a shop and hand car wash business at the junction of Stockport Road and Richmond Grove East. A large place of worship is also located the north of the site.

The proposed change to the development related to the following planning permission granted on 23 April 2018:

117712/FO/2017 - Erection of 2 x 3-bedroom, three storey detached dwellinghouses and one pair of semi-detached, three storey dwellinghouses with 3 bedrooms and playroom and

associated car parking, garden areas, boundary treatment and associated vehicular access arrangements from South Street and Richmond Grove East.

The development has commenced. This application relates to house Type 1, which has been substantially completed.



Foundation work to the neighbouring houses approve under Ref: 117712/FO/2017 has also commenced.

Description of development

The proposed extension relates to the formation of a front porch extension that would project from the central recess of each house to give an overall projection of 1.6 metres and 0.87 metres from building line to the principal elevation. The porch would incorporate a lean-to roof with a maximum height of 3.1 metres and eaves at 2.5 metres. It would have a width of 3.1 metres. The porch would incorporate a two leaf single door set low walls would be formed to the principal and side elevations with elongated windows above designed to a style to match windows to the main house. The proposed brickwork and roof tiles would match the red brick work to be used in the composition of the main house. The porches would incorporate sloping access to the proposed front doors leading form the pedestrian access to South Street and the car parking space to the side. The applicant has also included details of changes to the previously proposed dormer roof extension, which have been constructed with a more triangular configuration and the resizing of windows.

The details are illustrated below:

Consultations & Notification Responses

Local Residents – No comments received.

Environmental Health - The development should comply with the recommendations of the remediation strategy implemented for the houses. This would need to be verified in the site completion / verification report. According to the remediation strategy, the front porches will not need to have any gas protection measures fitted. Other than ensuring the porches are constructed in a manner that complies with the site remediation strategy there are no additional comments.

(An email was sent to Environmental Health to confirm that Part A of the contaminated land condition has been discharged dated 30 April 2019 in respect of discharge of condition request relating to:117712/FO/2017) and no further comments have been received.)

Highway Services – No objection.

GM Police Design for Security – Recommend that doors and glazing meet secured by design standards.

Issues

The original planning proposals ref: 117712/FO/2017 was fully assessed with regard to relevant national guidance and local planning policy. The following specific policies are considered to be relevant to this proposal:

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

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- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a

sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). It is considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). The main development contributes positively to the delivery of new houses and the proposal would enhance the quality of the design, encourage the sustained occupation of the houses and thereby respond positively to chapter 5.

ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 91). The comments of GMP Design for Security have been related to the development as an informative to thereby ensure that the development would respond positively to Chapter 8.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles)

Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

It is considered that the proposal has been appropriately related to the original development and compliment the original development that has secured the provision of new housing on a former brownfield site. Policy SP1 is therefore appropriately responded to.

Policy DM1 (Development Management)

Policy DM1 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. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;

- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals and it is considered that the development would not harm on residential amenity and would have an appropriate contextual relationship within the streetscene. Policy DM1 would thereby be complies with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development)

Policy DC7.1 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. It is considered that satisfactory and inclusive access would be achieved.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A dialogue has been undertaken with the applicant to establish that the most appropriate access arrangements given the constraints of the site. Discussions have also undertaken to ensure that the development has been related to the elevational alterations undertaken through the implementation of the development. On the basis of the subsequent submission, it is considered that sufficient information was provided to allow the proposal to be appropriately assessed.

Height, scale and massing of the porches – It is considered that the proposed porches would be proportionate additions to the authorised houses.

Siting of the porches - The siting is considered to be satisfactory allowing the boundary treatment to be implemented with inward opening gates.

Design – The style of the proposed porches reflects the composition of the respective houses and the central recess. It is considered that the development would enhance the design of the proposed houses by strengthening the presence of the entrance within the principal elevation. The materials to be used in the construction of the porches have been related to the previous approved materials schedule. (The central tiling panel was approve under ref: 126791/NMC/2020). The proposed porch design is considered to be acceptable. It is not

considered that the alterations to the elevations of the proposed houses have detracted from the overall design and these amendments are therefore considered to be acceptable.

Access – It is considered that satisfactory and inclusive access would be achieved. A condition has been included to ensure that the proposed arrangement are implemented before the occupation of the houses and maintained in situ thereafter.

Conclusion – It is considered that the proposed porches would be appropriate additions to the related houses and the streetscene.

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

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A dialogue has been undertaken with the applicant to establish that the most appropriate access arrangements given the constraints of the site. Discussions have also undertaken to ensure that the development has been related to the elevational alterations undertaken through the implementation of the development. On the basis of the subsequent submission, it is considered that sufficient information was provided to allow the proposal to be appropriately assessed.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on the specified date:

Planning applications forms received 18 May 2020

Location and site plan Front porch dwg no: 01 received 18 May 2020
Type 1 Front porch floor plans (proposed) dwg no: 02 Rev E received 2 June 2020
Type 1 Front porch elevations (proposed) dwg no: 03 Rev H received 4 August 2020
Type 1 Front porch proposed site plan dwg no: 04 Rev F received 4 August 2020
Boundary site plan: construction drawings dwg no 001 Rev C received 3 September 2020
Letter from M1 Architects attached to email dated 4 August 2020 confirming ramp gradient.

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 for the City of Manchester.

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The ramp access and level thresholds to each of the houses, as shown on drawings ref: Type 1 Front porch elevations (proposed) dwg no: 03 Rev H and Type 1 Front porch proposed site plan dwg no: 04 Rev F shall achieve a gradient not exceeding 1:15 and shall be implemented before the first occupation of the houses and maintained in situ thereafter.

Reason – In the interests of residential amenity and in order to achieve inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) It is recommended that doors and glazing meet secured by design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

67 Britnall Avenue, Manchester, M12 4PP
114 South Street, Longsight, Manchester, M12 4DT
112 South Street, Longsight, Manchester, M12 4DT
2 Littlehaven Close, Manchester, M12 4DS
6 Richmond Grove East, Manchester, M12 4DR
JAMIA ISLAMIA MOSQUE, 347 - 349 Stockport Road, Manchester, M13 0LF
33 South Street, Longsight, Manchester, M12 4PN
31 South Street, Longsight, Manchester, M12 4PN
45 South Street, Longsight, Manchester, M12 4PN
43 South Street, Longsight, Manchester, M12 4PN
116A South Street, Longsight, Manchester, M12 4DT
Mercury Filling Station, 353 Stockport Road, Manchester, M13 0LF
69 Britnall Avenue, Manchester, M12 4PP
29 South Street, Longsight, Manchester, M12 4PN
10 Richmond Grove East, Manchester, M12 4DR
8 Richmond Grove East, Manchester, M12 4DR
4 Richmond Grove East, Manchester, M12 4DR
2 Richmond Grove East, Manchester, M12 4DR

27 South Street, Longsight, Manchester, M12 4PN
25 South Street, Longsight, Manchester, M12 4PN
41 South Street, Longsight, Manchester, M12 4PN
39 South Street, Longsight, Manchester, M12 4PN
37 South Street, Longsight, Manchester, M12 4PN
35 South Street, Longsight, Manchester, M12 4PN
116 South Street, Longsight, Manchester, M12 4DT
110 South Street, Longsight, Manchester, M12 4DT
3 Littlehaven Close, Manchester, M12 4DS
1 Littlehaven Close, Manchester, M12 4DS
351 Stockport Road, Manchester, M13 0LF

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