

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126434/FO/2020

Date registered valid: 16 March 2020

Proposal: Installation of external platform lift to KS2 Block

Address: St Marys RC Primary School, Clare Road, Manchester, M19 2QW

Ward(s): Levenshulme Ward

Applicant: The Board Of Governors St Marys RC Primary School, Clare Road, Manchester, M19 2QW

Agent (if any): Mr Stephen Nicholls Lancaster Maloney Equitas House , Unit 6 Station View, Rhino Court , Stockport, SK7 5ER

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: h.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 May 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 April 2020 (date of site photos received from agent due to Covid19 lockdown)

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 March 2020 Expired: 9 April 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:

Tree Preservation Order:

Description of site / building / area

St Mary's RC Primary School is a part-single, part-two storey, part flat roof , part hipped roof detached building set in its own grounds and bounded by Clare Road and Errwood Road in Levenshulme ward.

The school benefits from an existing playground areas. Parking for staff and visitors is confined to the school frontage which is accessed off Clare Road where the pedestrian entrance is located. A railway line runs along the rear of the application site, and there is all round boundary treatment along the site.

The surrounding area is mainly residential with houses located south east on Clare Road, north on Elton Avenue and east on Griffin Grove. Immediately south is a shed type structure and electricity sub-station set within the boundary of Cringle Fields whilst to the west is a small landscaped roundabout leading onto Errwood Road. The area is characterised by attractive period properties set within a mature landscaped environment.

Description of development

The submitted application relates to the installation of external platform lift to KS2 Block.

The proposed lift would be placed externally at the rear of the two storey element of the main entrance building, and would be visible from the Davenhill Road / Clare Road junction

It has been confirmed that the proposed external platform lift would measure: L 1600mm x W 1500mm x H 7415mm, (Email from agent dated 28/04/2020).

In terms of proposed materials and colouration, the external platform lift walls would be a modular steel frame structure finished with composite cladding panels. The proposed colour would be Grey RAL 7012.

The doors would be polyester powder coated aluminium, finished colour Grey RAL 7012

Although the proposal would be sited at the rear of the main school entrance and would be contained within the curtilage of the application site, it would be visible along the Clare Road streetscene, and at the junctions of Woodland Road and Davenhill Road with Clare Road, and by the occupiers of nos. 11 - 21 Clare Road.

Consultations & Notification Responses

1. Local residents/public opinion

No objections, comments or representations received.

POLICIES

The following policies are considered relevant in the consideration of this application.

1. The National Planning Policy Framework (NPPF), (February 2019)
2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 - Policy DM 1 (Development Management)
 - Policy SP1 (Spatial Principles)
 - Policy EN1 (Design Principles and Strategic Character Areas)
 - Policy EN19 (Waste)
 - Policy T2 (Accessible areas of opportunity and need)
3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
 - Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

- Policy DC26.1 - The proximity of the site to residential uses has necessitated the consideration of the impact of noise, attributable to the development, on people living and working nearby.

ISSUES

As previously discussed, the submitted application relates to the installation of external platform lift to KS2 Block. The proposed lift would be placed externally at the rear of the two storey element of the main entrance building, close the Davenhill Road / Clare Road junction.

It has been confirmed that the proposed external platform lift would measure: L 1600mm x W 1500mm x H 7415mm, (Email from agent dated 28/04/2020).

In terms of proposed materials and colouration, the external platform lift walls would be a modular steel frame structure finished with composite cladding panels. The proposed colour would be Grey RAL 7012.

The doors would be polyester powder coated aluminium, finished colour Grey RAL 7012

Principle

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

The proposed external platform lift: L 1600mm x W 1500mm x H 7415mm would be placed externally at the rear of the two storey element of the main entrance building, close to the end of the building near to the junction of Davenhill Road / Clare Road, and would be contained within the curtilage of the application site.

Although the proposed lift would be on the rear facade of the two storey building, the proposal would be visible from Clare Road, and at the junctions of Woodland Road and Davenhill Road with Clare Road, and by the occupiers of nos. 11 - 21 Clare Road.

The proposed external platform lift will be a prominent feature on the building. Although the proposal will be visible in the street scene, the proposed colouration of the lift would match themes within the existing school buildings, thereby reducing the effects in terms of visual impact. Furthermore, the visual impacts need to be balanced with the benefits the proposed lift will bring those at the school with accessible needs and who require access to and from the school building.

The application building sits within its own grounds on a large plot, which is separated by roads along the front and side elevations, a railway line along the rear elevation, a recreational park along the south western elevation, dwellinghouses to its north western and south eastern elevation; therefore it is considered that the scale of the development and its siting in relation to the surrounding context would be acceptable. Additionally, it is not considered that the development would result in undue overlooking or loss of privacy as the proposed development would not affect the relationship of the site for configuration of neighbouring houses.

Furthermore, it is considered that the development would allow the adaptation of the existing school to meet the changing needs of the students and staff. In addition, the proposed works would make a difference to the quality of life and comfort for the students and staff of the school; therefore on balance, the proposal is considered acceptable, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1, T2, and saved Policies DC1, DC26.1 and DC15 of the Unitary Development Plan.

Design and Appearance

The proposed external platform lift is of a standard design and appearance; and as previously mentioned, in terms of proposed materials and colouration, the external platform lift walls would be a modular steel frame structure finished with composite cladding panels; and the proposed colour would be Grey RAL 7012. The doors would be polyester powder coated aluminium, finished colour Grey RAL 7012.

It is considered that the external design and appearance of the proposed development creates no significant impact upon visual amenity or upon the character of the existing school building. Therefore there would be no undue impact upon visual amenity or upon the character of the existing school or surrounding area. A materials condition has also been attached to ensure that materials are adhered to, pursuant with National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and National Planning Policy Framework, The Manchester Core Strategy Development Plan Document and saved Policies DC1 and DC15 of the Unitary Development Plan.

Car Parking / Highways issues

The proposal would not affect the existing arrangement; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Waste Management

The existing arrangement is not affected by the proposed development, pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

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, there were no issues to raise with the agent and the appropriate conditions 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 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:

- Application for Planning Permission forms, received by the City Council as Local Planning Authority on 06 March 2020.
- Aerial Site Plan, received by the City Council as Local Planning Authority on 28 April 2020.
- Site Plan Existing and, PL-100, received by the City Council as Local Planning Authority on 16 March 2020.
- Photos of proposed lift location, received by the City Council as Local Planning Authority on 28 April 2020.
- Supporting information lift brochure, received by the City Council as Local Planning Authority on 28 April 2020.

- Supporting information lift brochure, External Colour and Elevations, received by the City Council as Local Planning Authority on 28 April 2020.
- Existing Floor Plans, PL-101, received by the City Council as Local Planning Authority on 06 March 2020.
- Existing Elevations, PL-103, received by the City Council as Local Planning Authority on 06 March 2020.
- Proposed Elevations, PL-104 REV A, received by the City Council as Local Planning Authority on 28 April 2020.
- Proposed Ground Floor Plan, PL-102, received by the City Council as Local Planning Authority on 06 March 2020.
- Email from agent dated 28/04/2020 and attached information, confirming the proposed dimensions and colouration of the external platform lift.

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 proposed external platform lift walls would be a modular steel frame structure finished with composite cladding panels, proposed colour - Grey RAL 7012; and the doors would be polyester powder coated aluminium, finished colour Grey RAL 7012, as stated in the email from agent dated 29/04/2020, and on the approved plans and application form, and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that the colouration of the proposed external platform lift and the appearance of the external facing materials are in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

13 Clare Road, Manchester, M19 2GN
21 Clare Road, Manchester, M19 2GN
19 Clare Road, Manchester, M19 2GN
17 Clare Road, Manchester, M19 2GN
15 Clare Road, Manchester, M19 2GN
11 Clare Road, Manchester, M19 2GN

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2