

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126756/FH/2020

Date registered valid: 4 May 2020

Proposal: Alteration of vehicle access including repositioning, and rebuilding of brick gate pillars, installation of new separate pedestrian gate and access, installation of iron railings to replace existing timber fence to boundary with no.4 Turnstone Avenue and erection of shed

Address: 2 Turnstone Avenue, Manchester, M20 2FN

Ward(s): Didsbury East Ward

Applicant: Mr Sadiq Mohammed 2 Turnstone Avenue, Manchester, M20 2FN

Agent (if any): James Wareham James Wareham Architect Lasswade , 13 Macclesfield Road, Wilmslow, SK9 1BZ

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

Recommendation:

Date of recommendation: 29.06.2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Provided by the applicant and are attached in appendix 3 at the end of this report.

Standard consultations:

Printed: 5 May 2020 Expired: 26 May 2020

Neighbour notifications

Printed: 5 May 2020 Expired: 26 May 2020

Site notice

Posted: 13 May 2020 Expired: 3 June 2020

Press advert

Published: 12 May 2020 Expired: 2 June 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to large detached modern dwellinghouse built as part of the planning reference: 108541/OO/2015/S2 and amended by application reference: 111891/JO/2016/S2

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order:

Description of area

The surrounding area is known as Didsbury St James Conservation area and it is located to south of Didsbury District Centre in what was the historical core of the village. The area contains the greatest concentration of listed building outside of the of the city centre. The application site forms part of a new modern estate developed on the former Manchester Metropolitan Campus on Wilmslow Road.

Description of development

The applicant is seeking planning permission to alter the vehicle access including repositioning, and rebuilding of brick gate pillars, installation of new separate pedestrian gate and access, installation of iron railings to replace existing timber fence to boundary with no.4 Turnstone Avenue and erection of shed.

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Highway Services - It appears Turnstone Avenue is not adopted highway. It is unclear but there appears to be no footway - this is a shared surface.

Sought further details regarding the new access.

Boundary treatments are visually permeable from 600mm upwards

Neighbourhood Team Leader (Arboriculture) - No objections from an arboricultural perspective. All considerations have been taken into account and the impact on T1 Copper Beech and T2 Yew tree will be minimal.

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
EN 1 Design Principles and Strategic Character Areas'
EN3 'Heritage'

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

DC1.1 -1.6 Residential Extensions
DC 18.1 ' Conservation Areas

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. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they 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.

The works require permission as a condition of both the original approval 108541/OO/2015/S2 and amendment application reference: 111891/JO/2016/S2 states that no extensions or additional development other than those hereby approved shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) nor under Part 2, Class A (Gates, fences, walls) of the Order without the prior written express consent of the City Council as Local Planning Authority.

The reason for attaching this condition was that alterations to the proposed development could have an adverse impact on the visual amenity of the area and the setting of on site and adjacent Listed Buildings and the privacy of adjoining properties contrary to the provisions of Core Strategy policy DM1 and EN3.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, 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 and the Conservation Area.

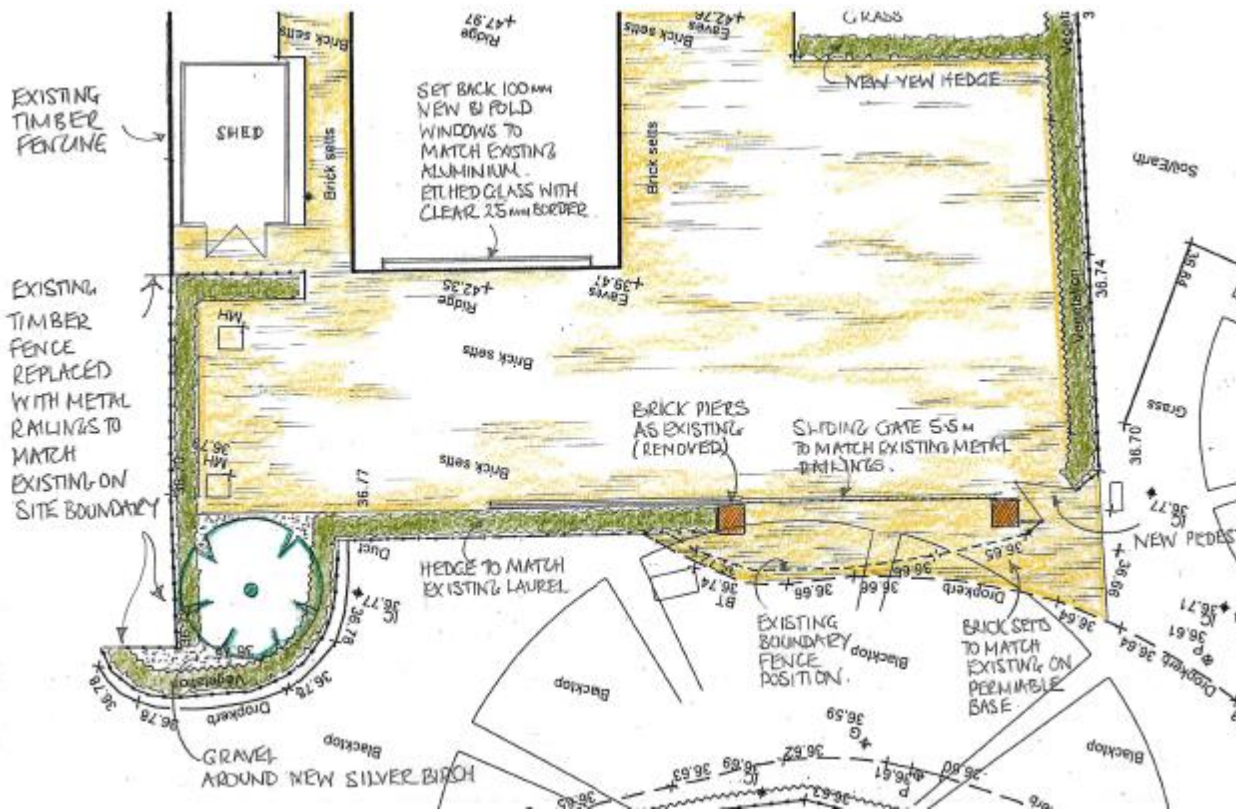
Siting, Scale and Massing – The changes proposed relate to the front and side of the property and predominantly to the boundary treatment. However the applicant also proposes a new shed and elevational alterations to the property to allow a bifold door to replace the garage door.

The shed would be located adjacent to the boundary with No.4 Turnstone Road, the shed would have a dual pitched roof to a height of 2.5 metres and an eaves height of 1.8 metres. These are considered to be fairly standard for a modern shed and would be in accordance with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO). Therefore there is no concern with the siting or scale of the proposed shed as it will not result in overshadowing nor be overbearing on the neighbouring property.

The images in appendix 3 show that the boundary treatment already contains railings with hedging behind. The applicant seeks to replace an approximate 8 metres of the timber fencing with 1.7 metre high iron railings along the shared boundary with No.4 Turnstone Road and plant hedges behind as shown in the rest of the property.

The applicant also seeks to change the vehicular access is to the West side of the house to allow for easier vehicular access and a personnel gate will be located adjacent. The area will be surfaced with brick paving as indicated to match those already around the house and as used in the whole development. The drawings indicate that they are set on a permeable base to allow drainage, however it is recommended that an informative is attached regarding drainage to remind the applicant that this should be completed to ensure that

As shown in image 1 the existing entrance will be replaced by the iron railings and hedging.



The gate and railings are of similar scale to the existing fencing and there is no concern with the siting and location of the new entrance. As noted the road is unadopted and the extend driveway would still provide sufficient space to allow the vehicles to exit facing forward.

The siting and scale of the development appears to be appropriate for its context and therefore accords with policy DM1 of the Core Strategy and saved policy DC1.

Design and Appearance – The applicant submitted a heritage statement with the proposal and in accordance with this document and the application form state that all materials will match the existing. As mentioned the railings will be iron to match the existing railings the brick pillars and the proposed aluminium framed bi-folding obscure (plain etched with small clear margin) glass doors matching the existing doors in the south elevation, finished in mid grey powder coating. Brick pillars will be rebuilt in the new location for vehicular access and lights will be installed on top of the pillars.

Two Velux windows will be installed in the roof of the garage which are shown to be flush with the roof

Residential Amenity – The works are relatively minor in nature and whilst there will be some visual changes these are not considered to be detrimental to the residential amenity of the neighbouring properties.

Trees – No trees are to be removed as result of the works and the City Arborist has raised no objection to the works as the impact on T1 Copper Beech and T2 Yew tree will be minimal. The proposal would also see the planting of an additional tree in this case a silver birch within the front garden.

Impact on the Conservation Area –The property is located within Didsbury St James conservation area as such consideration must be given to the NPPF, policy EN3 and extant policy DC18.1 seeks to preserve the historic environment and conservation areas.

The proposed changes are relatively minor and are considered appropriate for its residential context, the applicant seeks to use materials to match the existing to help reduce the visual impact of the changes and it is considered that any harm as the result of the proposal to be less than substantial.

There will be public benefit in that the proposal in the retention of the property as residential accommodation and improvements to the appearance of the property.

Therefore the proposal is in accordance with saved policy DC18.1 and EN3 of the Core Strategy.

Refuse Storage – The proposed development does not alter the existing refuse storage arrangements.

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 saved policy DC1 and DC18 of the Manchester Unitary Development Plan and to policies EN3, 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:

Drg No.5 Stamped as received by the City Council as Local Planning Authority, on the 20.04.2020

Drg SH1 Stamped as received by the City Council as Local Planning Authority, on the 04.05.2020

Drg 04A Stamped as received by the City Council as Local Planning Authority, on the 14.05.2020

Drg 03 Stamped as received by the City Council as Local Planning Authority, on the 20.04.2020

Arboricultural Statement prepared by Cheshire Woodlands Ltd reference: CW/9847-AS Stamped as received by the City Council as Local Planning Authority, on the 20.04.2020

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:

Drg No.5 Stamped as received by the City Council as Local Planning Authority, on the 20.04.2020

Drg SH1 Stamped as received by the City Council as Local Planning Authority, on the 04.05.2020

Drg 04A Stamped as received by the City Council as Local Planning Authority, on the 14.05.2020

Drg 03 Stamped as received by the City Council as Local Planning Authority, on the 20.04.2020

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

Highway Services
Neighbourhood Team Leader (Arboriculture)
Didsbury Civic Society

4 Skylark Close, Manchester, M20 2FQ
3 Skylark Close, Manchester, M20 2FQ
Flat 1, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 2, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 3, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 4, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 5, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 6, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 7, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 8, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 9, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
Flat 10, Chapel House, 1 Turnstone Avenue, Manchester, M20 2EQ
4 Turnstone Avenue, Manchester, M20 2FN
6 Turnstone Avenue, Manchester, M20 2FN
Flat 8, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 7, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 6, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 5, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 4, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 3, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 2, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 1, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF

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
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH

