MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126791/NMC/2020
Date registered valid:	13 May 2020
Proposal:	Non material amendment to planning permission referenced 117712/FO/2017 to allow the inclusion of wall tiles to a section of the ground and first floor front elevations to approved houses
Address:	Corner Of Richmond Grove East & South Street, Manchester, M12 4DT
Ward(s):	Ardwick Ward
Applicant:	Mr Maqsood Riaz 55 Brynton Road , Manchester, M13 0UQ
Agent (if any):	Mr Mohamed 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:	5 June 2020

Application details

Type of application: Non-Material Change Application

Development type: Minor Other

Date of site visit: N/A

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located at the junction of Richmond Grove East and South Street. The proposed changes relate to the partially implemented planning permission ref: 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.

Description of development

The proposed amendment involves:

i. Plots 1 and 2 – (Semi-detached houses) - A 1.5 metre wide bank of wall tiles set between brickwork again rising from ground level to the eaves to each of the houses;
ii. Plots 3 and 4 (Partially constructed detached houses) – A 2.1metre wide bank of wall tiles set between brickwork again rising from ground level to the eaves.

The applicant has provided details of textured wall tile with a porcelain colour, which would be applied to both house types. In each case, the tiling would be punctuated by the main entrance

with window above. Separate planning applications have been submitted (ref: 126786/JO/2020 & 126935/FO/2020) would facilitate the formation of porches.

Consultations & Notification Responses

Not applicable.

Issues

Policy - The proposed development was fully assessed with regard to the NPPF, Core Strategy, saved policies of the Unitary Development Plan and allow the relevant guidance.

The following guidance and policies are considered to be relevant to the proposed amendment:

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

i. Chapter 8: Promoting healthy and safe communities:
ii. Chapter 12: Achieving well-designed places.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

i. Design

It is considered that the above issues have been assessed as part of the consideration of the planning application. Given the nature of the amendment, it is considered that issues relating to design and health and well-being been previously satisfactorily responded to and would not be undermined by the changes. The quality of the development would not be harmed as a result of its implementation in the proposed amended form.

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:

i. Policy SP 1 (Spatial Principles)
ii. Policy EN1 (Design Principles and Strategic Character Areas)
iii. Policy DM1 (Development Management)

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following sections are of particular relevance:

i. Section 2 Design.

For the reasons set out below, it is considered the amended development would maintain the character and quality of the previously approved development and would thereby respond positively to the above City Council policy and other national and local guidance, particularly with regard to its design and relationship to the host building and /or the surrounding neighbourhood.

Principle of the amendment – The proposed amendment would enhance and be appropriately related to the design of the previously approved houses and is considered to be acceptable.

Design – The character and style of the authorised houses would be maintained as a result of the amendment. The proposal would also enhance the appearance of the principal elevations of the respective houses. A condition has been included to ensure that development is undertaken in accordance with the submitted material specification.

Residential amenity - No new issues would be raised by the amendment.

Conclusion - The proposed amendment is considered to be acceptable.

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 polices 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

N/A

Condition(s) to be attached to decision for approval

1) The details of the proposed amendment relates to the incorporation of centrally positioned wall tiling to the ground and first floor principal (east) elevations to previously approved houses (under Ref: 117712/FO/2017) at Plots 1 & 2 and Plots 3 and 4.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the building or upon the visual amenity of nearby occupiers.

Therefore I can confirm that the proposed amendments are hereby approved.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission: 117712/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 117712/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following document and drawings stamped as received by the City Council as local planning authority on 13 May 2020:

Non -material amendment application forms;
Drawings: Proposed elevations (Plots 3 & 4) Ref: 02E;
Proposed elevations (Plots 1 & 2) Ref: 04E.

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.

2) The authorised development shall be undertaken in accordance with the following material specification, which shall remain in situ thereafter:

Wall tile: Cosmos Sand Rock 60 cm x 60 cm:
Colour: Porcelain

as shown on drawings referenced: Proposed elevations (Plots 3 & 4) Ref: 02E and Proposed elevations (Plots 1 & 2) Ref: 04E.

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 for the
City of Manchester.

Appendix 1 – List of consultees & neighbours notified

N/A

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