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LIST OF PLANS, DRAWINGS AND DOCUMENTS **DATE 7th FEBRUARY 2019**

APPLICATION 121466/FO/2018 REFUSED BY MANCHESTER CITY COUNCIL 4th DECEMBER 2018.

PROPOSAL - 8No GARAGES

ADDRESS - LAND TO THE REAR OF 243 – 249 BROOM LANE, MANCHESTER, M19 3NA

Application form to Manchester City Council	
Design and access statement	Reference - C405 Statement
Location plan	Reference - C407 BROOM LANE 1 Loco
Block plan	Reference – C407 BROOM LANE 2 Block
Proposed plans & elevations	Reference – C407 BROOM LANE 3 Proposed
Proposed site plan	Reference – C407 BROOM LANE 4 Site plan
Statement of case	Reference – Appeal Statement

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APPEAL STATEMENT **DATE 7th FEBRUARY 2019**

APPLICATION 121466/FO/2018 REFUSED BY MANCHESTER CITY COUNCIL 4th DECEMBER 2018.

PROPOSAL - 8No GARAGES

ADDRESS - LAND TO THE REAR OF 243 – 249 BROOM LANE, MANCHESTER, M19 3NA

This statement has been prepared to support the aforementioned in light of the decision notice issued.

The main context of the application can be found in the supporting statement that accompanied application 121466/FO/2018.

In addition to the information within the supporting statement, neighbours and historic documents show the site was purchased by a Swansea based company in 2002, the previous owners did not maintain the site and when the current owner/ applicant purchased the site it was overgrown and used for fly tipping. The applicant cleared the site following purchase.

Photo taken by applicant shortly after purchase.







Manchester City Council fitted gates to all entrances to the site in 2008.

The applicant purchased the site in 2018.

The applicant currently uses the site for parking using the existing vehicle access off Broom Lane. The gates on the vehicle access have been relocated, moved into the site where the access is wider which allows a pedestrian gate to be added to one side. This allows a vehicle to pull in off the road and open car door.



Photo of existing site

In reply to the comments of the decision notice and the reasons for refusal -

Declaration sates -

"Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising"

The applicant, and I as the agent, would disagree with this statement, the impression given was that a decision to refuse was made and then justified, solutions were offered to all the issues raised but not always acknowledged or discussed logically.

The application this appeal relates to is a revised application to application 120157/FO/2018 for erection of 14 single storey garages and 11 single storey lock up units on vacant land and retention of perimeter gates. The reason for refusal for the original application,in brief, were as follows-

Over development, intensive use, excessive noise, disturbance and activity.
Safe & satisfactory arrangements for vehicular access & egress, manoeuvring space on site
Increase risk of crime and anti social behaviour

As a result of the refusal to 120157/FO/2018 the proposal was reduced significantly to 8 garages. Despite significant reduction reducing the proposal from 14 garages to 8 and omitting storage units there was little acknowledgement of this reduction from M.C.C and the reasons for refusal changed little.

Reasons for refusal -

1)

8 garages is not considered to create cramped layout, all garages have at least 6m turning space to their frontage, most have significantly more. There is also space on site for turning and manoeuvring.

There is currently no restriction on using the site for parking, the existing use has potential to create as much, if not more, noise and disturbance than the 8 garages being proposed.

The access is an existing situation with no restrictions, the applicant has made improvements in relocating the access gates.

2)

Comments as above, this site is being used for parking and access is an existing situation. As agent for the application I do not recall seeing comments or objection from the highways department.

3)

This was addressed in the statement accompanying the application but no response was given by the planning officer to the justification provided. The proposal will be managed by the applicant, a family run property management company already managing over 150 garages.

Obviously it is in the applicants best interest that the site is adequately managed, the same can be said for any prospective tenant. This should ensure the site is kept secure. Currently there are no restrictions to lock the existing gates or even close the gates. Prior to the installation of the gates by Manchester City Council I assume the site was open.

In addition to the original planning statement and the above, we are not aware of any objections to the application, however, neighbours have expressed an interest in the possibility of renting a garage and are glad to see someone taking ownership of the site.

Photo sent to applicant by concerned neighbour of another neighbours party on site. The applicant subsequently cleared up after them.



Photo taken by applicant - contractor in neighbours property dumping excavation spoil onto site.



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PLANING SUPPORTING STATEMENT FOR -

8No GARAGES AT -

LAND TO THE REAR OF 243 – 249 BROOM LANE, MANCHESTER, M19 3NA

The Site
The site is triangular in shape and accessed off Broom Lane. The land is behind the residential properties that front Broom Lane, Barlow Road to the north and Carneige Avenue to the south.

The properties are terrace to Broom Lane and Barlow Road and semi detached to Carneigie Avenue.

The site is surfaced in road planings and used as parking. Parking is available to rent, predominately to local residents as on street parking is limited.

Proposal
It has come to the applicant/ owners attention that there is a need locally for additional parking, mainly from local residents and a garage is preferred to the existing situation of off street parking.

The applicant hopes to meet this demand by proposing 8No garages, and is a reduced scheme following the refusal of application

Planing History
The site was previously owned by the local authority and has suffered from fly tipping in the past. When the applicant took ownership the site was littered with rubbish and overgrown.

The previous owners installed gates to the site to secure the site, application reference 087304/VO/2008/N2. This application was made by Manchester City Council.

An application for 14 garages and 11 storage units was submitted and refused 24th of July 2018. Reference 120157/FO/2018.

Access
The site has existing vehicle access from Broom Lane, this was gated (application 087304/VO/2008/N2) and pedestrian access gates in three location off Barlow Road. This is an existing situation and there are no limitations to traffic movements to and from the site.

The existing gates have been relocated towards the rear of the site, see proposed site plan for new location. This improves the existing access as the gates are in a wider section of the access where cars can drive off the highway and open their car door to open the gates, the original location was tight between two walls. The new location also allows a pedestrian gate to be included for use by the residents – as is existing.

Access to the rear of the properties is to be fenced off from the site with a 1m access strip to the rear. The fence is 2m in height therefore it is considered this is permitted development. It is understood the local residents have keys to the metal gates fitted under application 087304/VO/2008/N2.

There is adequate space within the site for manoeuvring.

Planning Appraisal

The site is in a built up area, predominantly residential and typically dense terrace housing with with rear gardens and on street parking.

The proposal addresses the need for additional parking in the locality by building garages on an abandoned area of land. The proposed use gives a purpose to the land and as a result will be managed and cared for. A colony of garages is not uncommon in residential areas.

The proposed buildings will be screened from neighbours to large degree by the boundary walls, the boundary walls vary in height from 1.8m to 2.2m.

Height and massing of the buildings is to be minimised with a lean-to flat roof keeping the height of the building to a minimum.

The garages will be at the bottom of the rear gardens to the domestic properties that neighbour the site, with a 1m access strip to Barlow Road and Broom Lane as to retain access from the front via the locked gates fitted by Manchester City Council. The 1m strip will be fenced in by a 2m high panel fence, this maintains the existing access for residence to the rear of their properties and protects the site from trespass and fly tipping which has been witnessed since the applicant purchased the site.

The proposed garages will be access via the existing vehicle access gates, the gates have been relocated as mentioned. The original lock has been used in the new pedestrian gate, the local residents will be in possession of a key to the pedestrian gate. There is a new lock to the double gates which will be made available to tenants, it will be in the tenants best interest to lock the gates when they depart.

The tenancy agreement will strictly stipulate the garages are to be used for storage use only, and any breach of the tenancy agreement will result in termination of the tenancy. All tenants will be vetted, identification and contact details will need to be provided.

The garages will not have electricity which will go some way to restricting their use to daylight hours and any other use than storage.

The applicant has a family run property management company and manages over 150 garages in and around the area among other properties. As part of the management the site will receive regular visits, usually weekly, as part of the ongoing management.

The garages are accessed annually by the management company for routine maintenance, the management company will have a master key.

The arrangement being proposed is in operation on the applicants other sites, some sites have been in operation for over 30years with no issue. Further details of these sites can be provided on request if necessary.

Conclusion

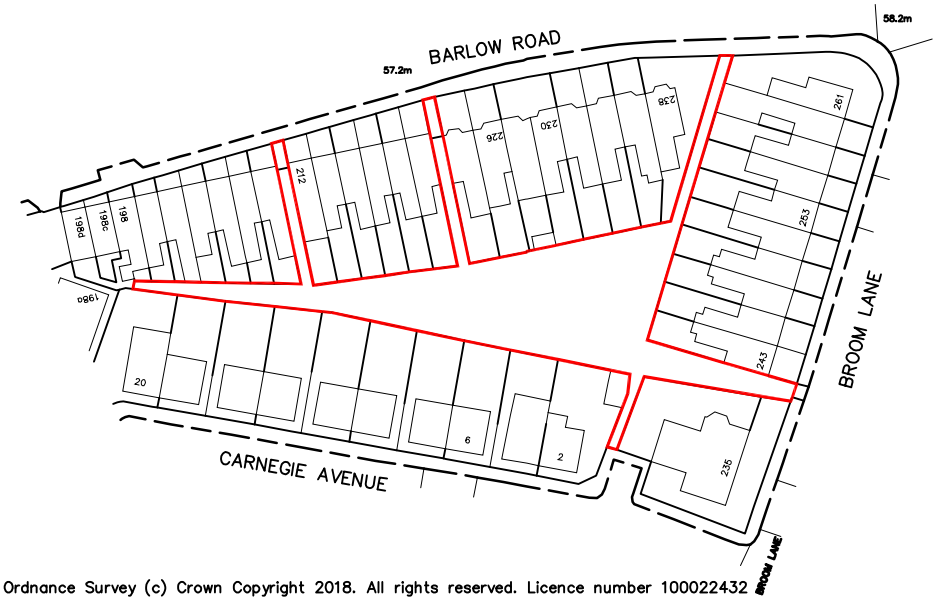
The proposal brings an area of neglected land into use and will be secure, maintained and managed. A new use will bring to an end fly tipping issues, trespassing and antisocial behaviour detrimental to the amenity of neighbouring residents.

The availability of garages will be made available to a locality and go some way to reduce on street parking.

The height of the buildings is only slightly above the existing boundary walls that surround the site and the arrangement of neighbouring buildings would suggest that amenity is not compromised to a unsatisfactory level.

A 1m access strip is retained for residents to Barlow Road and Broom Lane, as is the existing situation.

A4



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PROPOSED 8No GARAGES

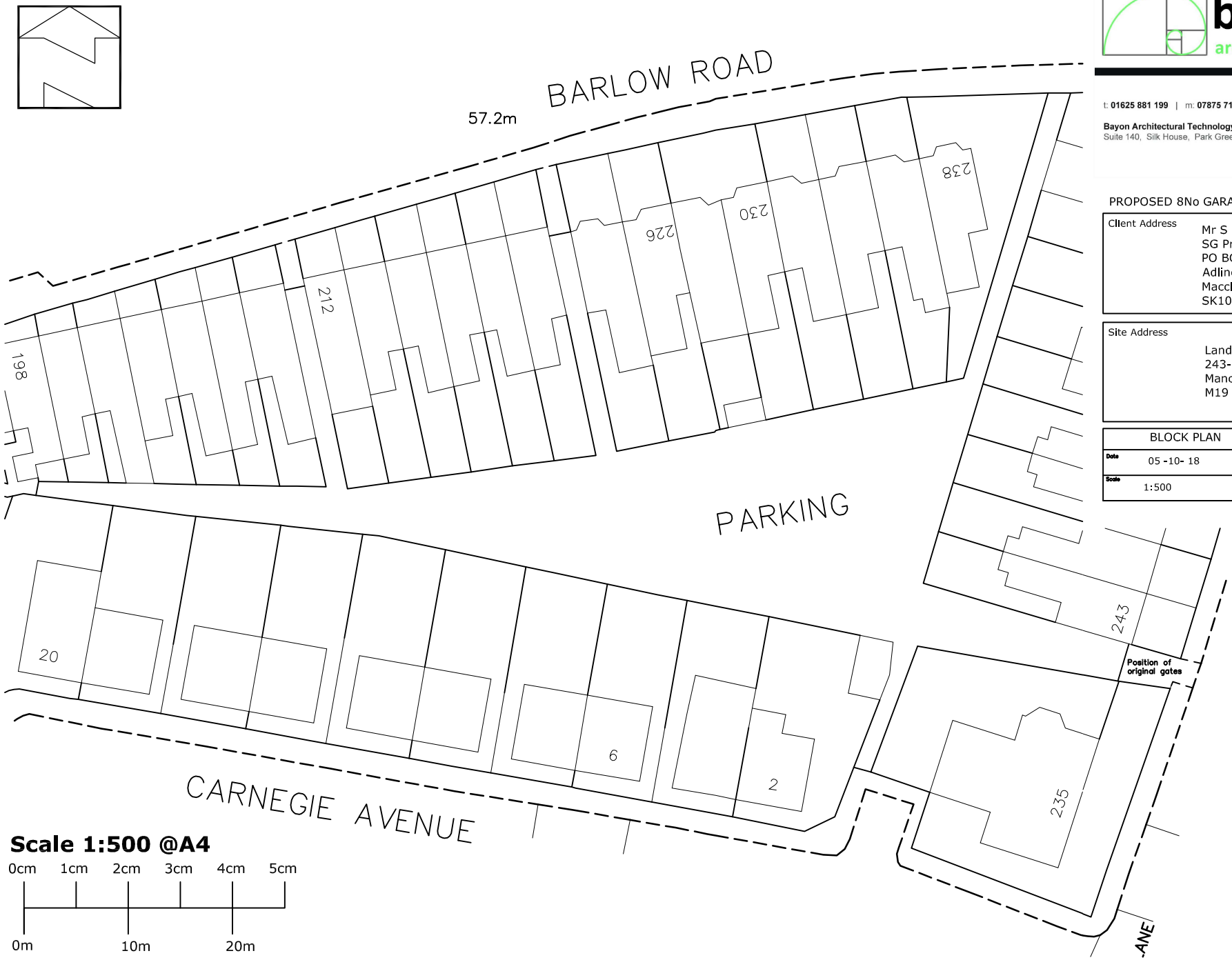
Client Address	Mr S Gleave SG Proprty PO BOX 512 Adlington Macclesfield SK10 9DB
Site Address	Land To Rear of - 243-249 Broom Lane Manchester M19 3NA

Scale 1:1250 @A4

0cm 1cm 2cm 3cm 4cm

0m 10m 20m 30m 40m 50m

LOCATION PLAN	
Date: 05 -10- 18	Drawing Ref.: C407
Scale: 1:1250	Drawing No.: 1



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PROPOSED 8No GARAGES

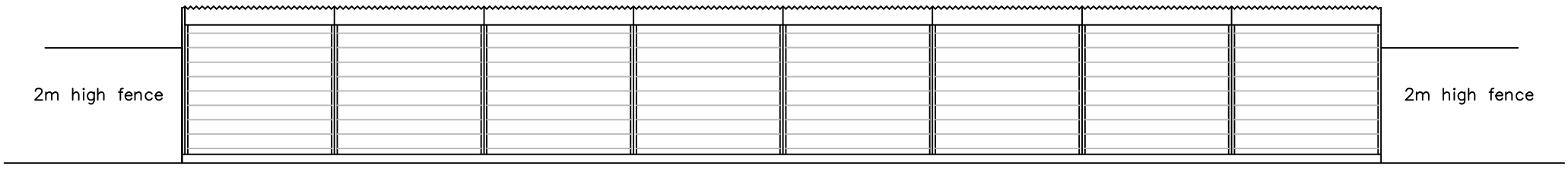
Client Address
Mr S Gleave
SG Proprty
PO BOX 512
Adlington
Macclesfield
SK10 9DB

Site Address
Land To Rear of -
243-249 Broom Lane
Manchester
M19 3NA

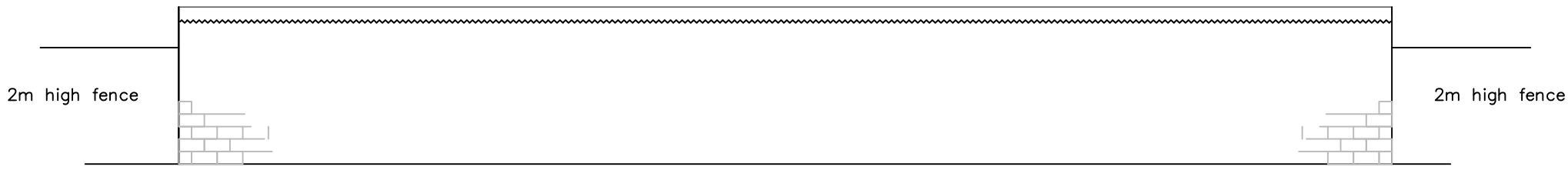
BLOCK PLAN

Date	05 -10- 18	Drawing Ref.	C407
Scale	1:500	Drawing No.	2

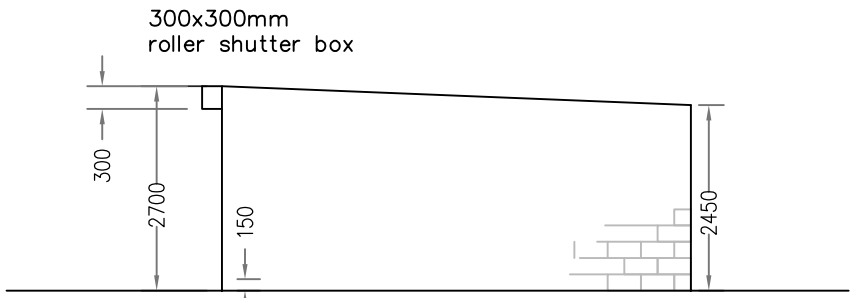
A4



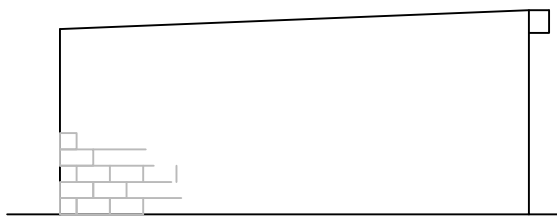
SOUTH ELEVATION



NORTH ELEVATION



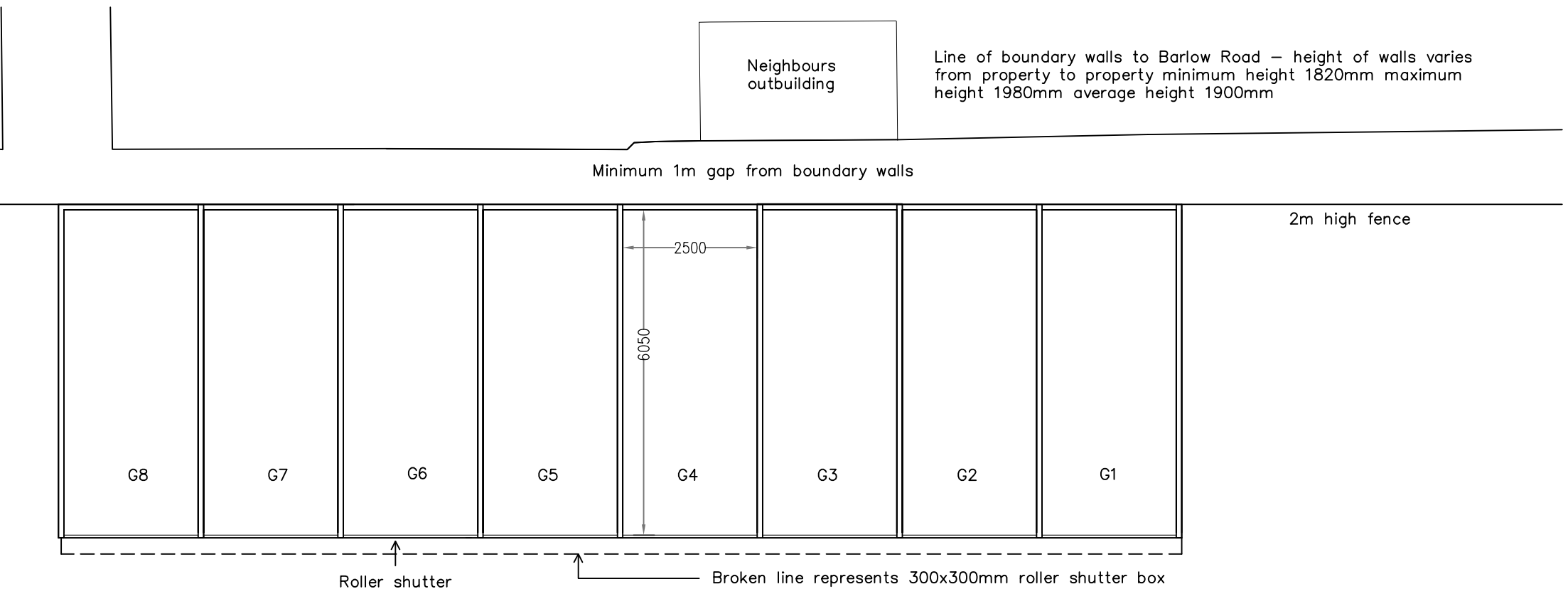
EAST ELEVATION



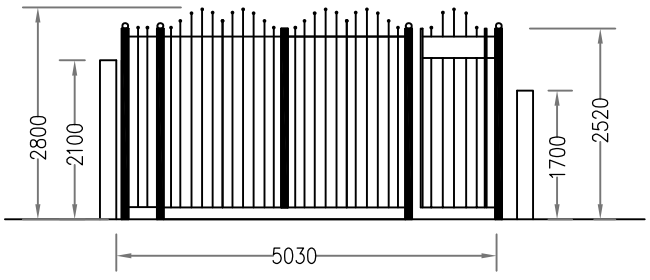
WEST ELEVATION

MATERIALS

Metal profile sheet roof, green in colour
Concrete block walls
Galvanised roller shutters and shutter box



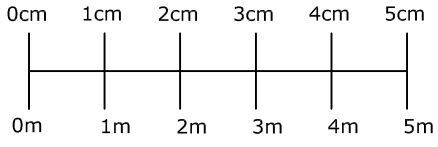
FLOOR PLAN
130sq m



PROPOSED GATES

Existing gates relocated and pedestrian gate added

Scale 1:100 @A2



A2

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PROPOSED 8No GARAGES

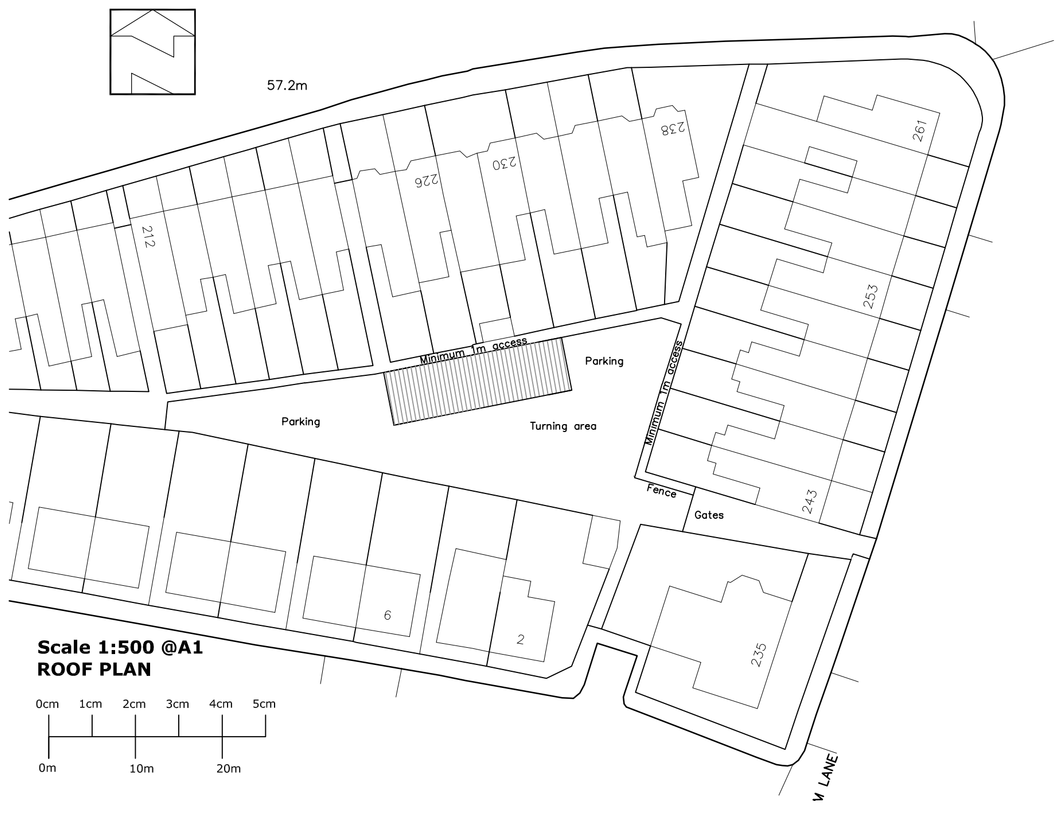
Client Address	Mr S Gleave SG Proprty PO BOX 512 Adlington Macclesfield SK10 9DB
Site Address	Land To Rear of - 243-249 Broom Lane Manchester M19 3NA

PROPOSED PLANS & ELEVATIONS

Date	03 -10- 18	Drawing Ref.	C407
Scale	1:100	Drawing No.	3



PROPOSED SITE PLAN



Scale 1:500 @A1
ROOF PLAN

0cm 1cm 2cm 3cm 4cm 5cm
0m 10m 20m

PROPOSED ROOF PLAN

Scale 1:100 @A1

0cm 1cm 2cm 3cm 4cm 5cm
0m 1m 2m 3m 4m 5m

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PROPOSED 8No GARAGES

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Mr S Gleave
SG Property
PO BOX 512
Adlington
Macclesfield
SK10 9DB

Site Address
Land To Rear of -
243-249 Broom Lane
Manchester
M19 3NA

PROPOSED SITE & ROOF PLAN

Date	03-10-18	Drawing Ref.	C407
Scale	1:500 and 100	Drawing No.	4

A1