

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141655/FO/2024
Date registered valid: 3 December 2024
Proposal: Replacement of windows to all elevations
Address: Flat 1, 351 Queens Road, Manchester, M9 5FF
Ward(s): Harpurhey Ward

Applicant: Chloe Gallagher, The Riverside Group
Agent (if any): Mr Joseph McCarthy Storm Tempest Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 January 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 December 2024

Expired: 10 January 2025

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 site / building / area

The application relates to Flat 1, 351 Queens Road within the Harpurhey ward of north Manchester. The subject of this application is part of 3 storey residential block of flats set within its own grounds and bounded by the (A6010) Queens Road to the south, Park View to the north-west, and the (A664) Rochdale Road to the east.



Officer's site visit, 07.01.2025



There is defined boundary treatment along the perimeter, with vehicular access from Park View. The immediate area is residential in character. Queens Park recreational open space is immediately along the northern boundary of the site.

Site History

- 049175/FO/NORTH2/96 - Erection of 6no flats, APPROVED 21.08.1996
- 048247/FO/NORTH2/95 - Residential development comprising 68 dwellings, APPROVED 05.10.1995.

Description of development

The submitted application proposes replacement of windows to all elevations of Flat 1, 351 Queens Road.

The proposed replacement of windows along all elevations of Flat 1 would be like-for-like and comprise of white UPVC.

Consultations & Notification Responses

1. Neighbours

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

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

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

The following policies are considered to be relevant:

- JP-S1 - Sustainable development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City 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 DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Saved Unitary Development Plan Policies (UDP)

Large elements of the UDP have been superseded by the Core Strategy Development Plan, however, due consideration should be given to the following saved policies:

- Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

- Chapter 2: Design

ISSUES

Principle

The submitted application proposes the replacement of windows to all elevations of Flat 1, 351 Queens Road. The principle of the proposal is therefore considered acceptable as it would serve to upgrade the existing windows along all elevations to ensure a good quality of living for the residents and would also contribute to and improve the building's lifespan. Notwithstanding these factors, consideration must be given to the proposal's appearance, design and the impact upon existing levels of visual amenity of the area and its impact on the neighbouring properties and neighbouring occupiers.

Residential and Visual Amenity

Impact of works (Replacement of windows to all elevations of Flat 1, 351 Queens Road) -

The works proposed are necessary to ensure the safe operation of the building for the occupiers. The submitted plan indicates that the works would be undertaken as discreetly as possible to not have an adverse impact on the external character or appearance of the host building. It is therefore considered that the development would not materially harm the original building. The proposal therefore allows for a continued functioning residential accommodation, thereby ensuring the building continues to meet with user expectations and thereby helps secure the liveability and its long-term future. The proposal is therefore considered to be in accordance with national and local planning policies.

Impact of works (Design and appearance) - The submitted information indicates that the proposed replacement of windows along all elevations of Flat 1, 351 Queens Road would be like-for-like and comprise of white UPVC. Therefore, the resultant appearance would not alter the existing layout and appearance of the original building, which is considered to be acceptable, as the resultant development would not undermine the residential character of the building in terms of the quality of the proposed design and proposed materials.

The proposed replacement windows would match the original aesthetic of the residential accommodation building in terms of height, proportions, and siting, while also providing protection from the elements, helping to maintain the structural integrity of the building. It is considered that the development has been appropriately related to design features in keeping with the host dwellinghouse that would contribute positively to the surrounding context.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, EN1, DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning

Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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 03 December 2024.
- Location Plan with application site edged in red, Drawing No: T03, received by the City Council as Local Planning Authority on 03 December 2024.
- Existing Elevations, Drawing No: T01, received by the City Council as Local Planning Authority on 03 December 2024.
- Proposed Elevations, Drawing No: T01, received by the City Council as Local Planning Authority on 03 December 2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, EN1 and DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the UDP (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007).

3) The materials to be used for the development hereby approved shall be implemented in accordance with the approved plans, as stated on the submitted information.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the elevational alteration, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

2 Park View, Harpurhey, Manchester, M9 5EJ
Flat 4, 351 Queens Road, Manchester, M9 5FF
Flat 3, 351 Queens Road, Manchester, M9 5FF
Flat 2, 351 Queens Road, Manchester, M9 5FF
Flat 6, 351 Queens Road, Manchester, M9 5FF
Flat 5, 351 Queens Road, Manchester, M9 5FF
353 Queens Road, Manchester, M9 5FF
25 Tarvington Close, Manchester, M40 7TP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA