

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140190/FO/2024
Date registered valid: 4 June 2024
Proposal: Replacement of windows to all elevations.
Address: 647-653 Rochdale Road, Manchester, M9 5SH
Ward(s): Harpurhey Ward

Applicant: Ms Chloe Gallagher Riverside Group
Agent (if any): Mr Joe McCarthy Storm Tempest
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 July 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 June 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 June 2024 Expired: 12 July 2024

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 relates to 647-653 Rochdale Road within the north Manchester ward of Harpurhey- flats 1-6 at 647, 649 and flats 1-3 at no.653. The scheme consists of individual apartments within a four block terrace of three storey, red brick properties with central gable elements and canopies for each of the blocks, and white coloured fenestration. The application site fronts onto Rochdale Road and lies opposite to the Manchester Communication Academy. The rear of the applicant site looks onto the private car park accessible off Reedshaw Road.

The immediate area is residential in nature with the School to the east of the applicant site.

Description of development

The submitted application seeks planning permission for replacement of windows to all elevations.

Elevations were provided and the proposed windows would match the existing fenestration pattern at the property. A window schedule was also submitted showing the 5 window types to be used across the applicant site (see figure 1).

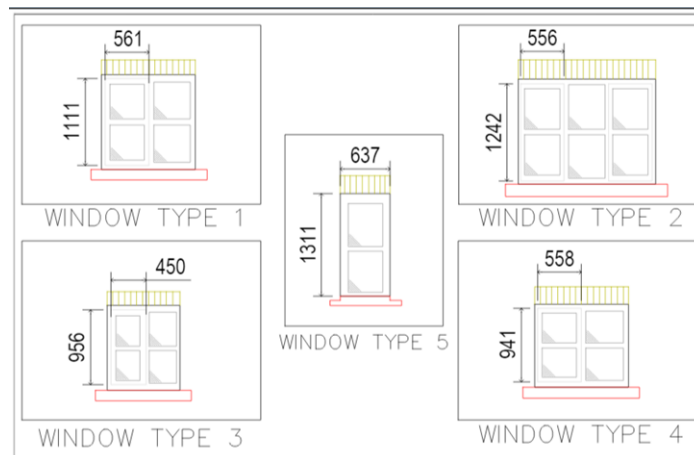


Figure 1, Window Schedule

A schedule of works was also provided offering further details on the proposed specifications/ materials. The windows would be a PAS 24:2016 and the material to be used would be a PVCu to BS 7412:2007 'Specification for windows made from unplasticised polyvinyl chloride (PVC-u) extruded hollow profiles', with double glazing. All the windows would have a white finish.

Negotiations during the Course of the Application

The originally submitted plans showed changes to the fenestration patterns- primarily to the rear of the property (elevation 3) with the change from fully opening to top opening windows. The agent later confirmed the fenestration patterns would not be altered and revised plans were provided. This is to comply with Approved Document B, to ensure there is no more than 1100mm from floor level to the underside of the opening of the window. Further information was provided in relation to the specification and materials to be used for the works.

Planning History

Planning history can be found for the development of the wider site. This includes:
052819/FO/NORTH2/97- Vacant land at corner of Park View/Rochdale Road- Erection of a three storey building to form 3 no. flats.
Approved 21 November 1997.

049175/FO/NORTH2/96- Land At Park View/Rochdale Road- Erection of 6no flats.
Approved 21 August 1996.

048247/FO/NORTH2/95- Vacant Land At Queens Road/ Park View- Residential development comprising 68 dwellings.
Approved 5 October 1995.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);

- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the replacement of windows to all elevations. This is considered acceptable in principle as the proposal would upgrade the existing windows at the site to ensure a good quality of living for the residents and would improve the building's lifespan. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual /Residential Amenity

Elevations were provided and would match the existing fenestration pattern at the property. As the application only involves the replacement of existing windows, the application would not involve the insertion of additional windows or doors and so would not give rise to any adverse privacy implications to the surrounding properties, in terms of creating additional opportunities for overlooking.

The proposal would upgrade the existing windows for the flats and so would ensure a good quality of living for the residents and would improve the building's lifespan. As the same fenestration patterns are being adhered to, the proposed windows would ensure a good level of ventilation to each of the flats. It is considered that the works would not adversely affect the appearance of the building or visual amenity within the area.

In short, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, pursuant with policy DC1 of the UDP, Core Strategy policies SP1 and DM1, Places for Everyone JP-S1, the Guide to Development in Manchester and the NPPF.

Design and Appearance

A window schedule was submitted showing the 5 window types to be used across the applicant site (see figure 1). As the window patterns and dimensions would match those existing throughout the application site, the windows are considered acceptable in size and form and so pursuant with Policy DC1 of the UDP and Core Strategy policies DM1 and SP1.

A schedule of works was also provided offering further details on the proposed specifications/ materials. The windows would be a PAS 24:2016 and the material to be used would be a PVCu to BS 7412:2007 'Specification for windows made from unplasticised polyvinyl chloride (PVC-u) extruded hollow profiles', with double glazing. All the windows would have a white finish. Given the windows to be inserted would match the existing circumstances- white PVCu windows, the proposal would be sympathetic to the existing circumstances at the property and therefore acceptable.

A pre-commencement condition was sent to the agent for review in regard to requesting information for the materials/ specifications to be used throughout the proposal. However, given the details have been provided from the agent in regard to the specifics of the materials/ product to be used, the wording of the materials condition would be amended to comply with the agreed details, and the agent would not need to apply to discharge the proposed materials. This is considered acceptable and would ensure the quality of works agreed is complied with during the life of the works, pursuant with Policy DC1 of the UDP and Core Strategy policies DM1 and SP1.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity and the design and appearance of the proposal is considered acceptable. The proposal is considered pursuant with policy DC1 of the UDP, Core Strategy policies SP1 and DM1, Places for Everyone JP-S1, the Guide to Development in Manchester and the NPPF.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Additional information has been supplied in terms of the product to be used throughout the proposal and slight amendments have been sought from the agent which are considered acceptable. Appropriate conditions would be attached to any approval granted.

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 Form, stamped as received by the City Council as Local Planning Authority on 4 June 2024.

-Drawing- Proposed- Schedule of Works, stamped as received by the City Council as Local Planning Authority on 24 July 2024.

-Drawing- Proposed- Elevations, numbered T02 (003), stamped as received by the City Council as Local Planning Authority on 24 July 2024.

-Drawing- Proposed- Window Schedule, numbered T04 (002) stamped as received by the City Council as Local Planning Authority on 24 July 2024.

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 materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and 'Drawing-Proposed- Schedule of Works', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Flat 3, 653 Rochdale Road, Manchester, M9 5SH
Flat 2, 653 Rochdale Road, Manchester, M9 5SH
Flat 2, 649 Rochdale Road, Manchester, M9 5SH
Flat 3, 649 Rochdale Road, Manchester, M9 5SH
Flat 5, 649 Rochdale Road, Manchester, M9 5SH
Flat 6, 649 Rochdale Road, Manchester, M9 5SH
Flat 4, 649 Rochdale Road, Manchester, M9 5SH
Flat 3, 651 Rochdale Road, Manchester, M9 5SH
Flat 5, 651 Rochdale Road, Manchester, M9 5SH
Flat 2, 651 Rochdale Road, Manchester, M9 5SH
Flat 5, 647 Rochdale Road, Manchester, M9 5SH
Flat 4, 647 Rochdale Road, Manchester, M9 5SH
Flat 3, 647 Rochdale Road, Manchester, M9 5SH
42 Park View, Harpurhey, Manchester, M9 5EJ
40 Park View, Harpurhey, Manchester, M9 5EJ
Flat 6, 647 Rochdale Road, Manchester, M9 5SH
Flat 2, 647 Rochdale Road, Manchester, M9 5SH
629 Rochdale Road, Manchester, M9 5SH
44 Park View, Harpurhey, Manchester, M9 5EJ
38 Park View, Harpurhey, Manchester, M9 5EJ
Flat 1, 649 Rochdale Road, Manchester, M9 5SH
Flat 1, 653 Rochdale Road, Manchester, M9 5SH
Flat 1, 651 Rochdale Road, Manchester, M9 5SH
Flat 1, 647 Rochdale Road, Manchester, M9 5SH
Flat 6, 651 Rochdale Road, Manchester, M9 5SH
Flat 4, 651 Rochdale Road, Manchester, M9 5SH
631 Rochdale Road, Manchester, M9 5SH
Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT
Manchester Communication Primary Academy, 49 Parkstead Drive, Manchester, M9 5QN

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 - Not Affected
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