MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139318/FO/2024
Date registered valid:	20 February 2024
Proposal:	Elevational alterations including application of render to front elevation, re-roofing existing single storey rear extension and installation of raised decking area to rear
Address:	21 Old Lansdowne Road, Manchester, M20 2PB
Ward(s):	Didsbury West Ward
Applicant:	Mr C Feldman, Old Lansdowne Estates Ltd
Agent (if any):	Mr Paul Dean, Studio Ark (Architect)
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 April 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 March 2024

Standard consultations:
Printed: 6 March 2024 Expired: 27 March 2024

Neighbour notifications
Printed: 6 March 2024 Expired: 27 March 2024

Site notice
Posted: 19 March 2024 Expired: 11 April 2024

Press advert
Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this application is a brick built semi-detached Victorian villa, which has been previously subdivided and is in current use as flats. There is parking to the frontage and access down the side of the property to a good-sized paved rear garden, which is bound by original brick walling. There is currently a rear extension in the form of a sun-room with a glazed roof and walls.



Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Established by Conservation Area setting.

Description of area

The area is located within Albert Park Conservation area. It is predominantly a residential area, however, also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Description of development

The applicant is seeking planning permission to allow internal and external alterations to include application of render panel to the front and partial side elevation, re-roofing of the existing single storey rear extension with a slate roof and 2 Velux style roof lights together with the installation of raised decking area to rear enclosed by a glass balustrade in a wrought iron frame.

This is a resubmission of previously approved expired planning application ref: 128745/FO/2020. Only the installation of a window in the side elevation at ground floor was implemented from this scheme.

Consultations & Notification Responses

Local responses

None received.

Consultee responses

West Didsbury Residents Association – No comments received.

Relevant Planning History

At the application site –
130209/FO/2021 – Conversion of basement to form one 3 bed self-contained flat with associated lightwells and elevational alterations. Approved 22.06.2021.

128745/FO/2020 – Elevational alterations including application of render to front elevation, re-roofing existing single storey rear extension and installation of raised decking area to rear. Approved 27.01.2021.

128373/FO/2020 – Conversion of basement to form one 2 bed self-contained flat with associated lightwells and elevational alterations. Approved 22.12.2020.

055151/FH/SOUTH2/98 – Erection of a conservatory to the rear of flat 2. Approved 16.10.1998.

020254 – Change of use of property in use as an HMO to 6 self-contained flats. Approved 14.11.1983.

History of negotiations
No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone 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
EN1 – Design Principles and Strategic Character Areas
EN3 – Heritage
EN19 – Waste

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

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

The relevant supplementary planning guidance documents for this application are:
The Guide to Development in Manchester SPD
Manchester Residential Quality Guidance March 2017

National Planning Policy Framework

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. The Local Planning Authority consider the following sections relevant to this proposal:

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

<u>Principle of development:</u>

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 residents.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, 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. The proposal is considered acceptable in principle subject to further assessment of the issues.

Impact on visual amenity and the character of the Conservation Area:

The property is located within the Albert Park conservation area, therefore consideration must be given to the NPPF, policy EN3 and extant policy DC18.1 which collectively seek to preserve the historic environment and conservation areas.

The property has been historically extended by a slimline front/side extension, which is constructed in a poor brickwork that doesn't harmonise with the original property in terms of colour and size. This has created a noticeably stark addition to the period property. It is the intention that this extended element is to be rendered to provide a consistent elevation and higher quality finish. However, it is important that the texture, longevity and colour of the render is appropriate. As such a condition requiring the submission of samples of the render shall be attached to any consent granted to ensure it is acceptable.

It is acknowledged that the predominant character of the area and immediate streetscene, Old Lansdowne Road, is formed by period properties that have retained their original brickwork. Notwithstanding this, it is evident that are a limited number of properties along Old Lansdowne Road and within the vicinity of the application site that have either larger areas of render, or completely rendered. The proposal would introduce render to a modest area of the host property on the principal and partial side elevation. Given that render is present within the existing streetscene, this proposed change in materials is considered consistent with other properties sited within the Conservation area and would not be considered an alien feature when viewed in the local and wider context.

The changes to the sunroom and the raised rear decking area that would be accessed from it cannot be seen from within the street scene, and the materials would match those of the host property. Therefore, the proposal is in accordance with saved policy DC18.1 and EN3 of the Core Strategy.

Impact on residential amenity:

The property will be retained as a residential property which is compatible with the area in which it is located.

The raised decked area to the rear would project from the existing sunroom by 1.8 metres. It is set in off the common boundary by 2.3m, and there is an existing brick wall with established trees and shrubs along the shared boundaries with no.19 and 23. It is therefore considered that the proposal should not have a detrimental impact upon the level of amenity and privacy currently enjoyed by the neighbouring properties.

The changes to the roof of the rear sunroom would result in an extension that would have a more practical purpose and improve the quality of the residential accommodation, as with the current sunroom, it will, together with the decked area be solely for use by the residents of Flat number 2. There is one additional window in the right-hand side elevation of the existing property, this is to match in size to the other windows in the property and would result in no more overlooking of the neighbouring property than currently exists.

Impact on highway safety:

The proposal would not impact the current parking provision, therefore no concerns are raised.

Conclusion:

It is recommended that the application is approved, although concerns are noted about the quality and colour of render and these would be further assessed through the attachment of appropriate conditions. The proposed elevational alterations are considered to have limited impact upon the host property and character of the Albert Park Conservation Area. As such, the proposed scheme is considered to be in accordance with the guidance contained within saved policy DC1, DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

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 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

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, DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1) 3 Year Time Limit
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) Specified plans
The development hereby approved shall be carried out in accordance with the following drawings and documents:
   - 'Proposed Floor Plans and Elevations, numbered '02', stamped as received by the City Council as Local Planning Authority on the 20 February 2024.
   - 'Proposed Left Hand Side Section and Elevation, numbered '03', stamped as received by the City Council as Local Planning Authority on the 20 February 2024.
   - 'Site Plan (Proposed), numbered '04', stamped as received by the City Council as Local Planning Authority on the 20 February 2024.
   - 'Heritage Statement, stamped as received by the City Council as Local Planning Authority on the 20 February 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) Render details
Notwithstanding the details relating to the colour of the render shown on drawing ref 02-Proposed Floor Plans and Elevations and within the Heritage Statement (both received 20.02.2024), no render shall be applied until samples of the specification and colour of the render to be used on the external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

   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 conservation area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) PD - No insertion of windows
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

   Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

Basement Flat, 22 Old Lansdowne Road, Manchester, M20 2NU
20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 21 Old Lansdowne Road, Manchester, M20 2PB
24 Old Lansdowne Road, Manchester, M20 2NU
Flat 4, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 8, 19 Raleigh Close, Manchester, M20 2BY
Flat 5, 19 Raleigh Close, Manchester, M20 2BY
Flat 3, 19 Raleigh Close, Manchester, M20 2BY
19 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 9, 19 Raleigh Close, Manchester, M20 2BY
Flat 7, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 19 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Raleigh Close, Manchester, M20 2BY
Flat 2, 19 Raleigh Close, Manchester, M20 2BY
Flat 1, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 23 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 23 Old Lansdowne Road, Manchester, M20 2PB
22 Old Lansdowne Road, Manchester, M20 2NU
Flat 2, 20 Old Lansdowne Road, Manchester, M20 2NU
26 Old Lansdowne Road, Manchester, M20 2NU

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 - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH AREA