

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137323/FO/2023

Date registered valid: 16 June 2023

Proposal: Installation of replacement rear windows and doors.

Address: Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Ward(s): Whalley Range Ward

Applicant: L Kuhwald Southside Rentals Ltd

Agent (if any): Stephen Lamb Steve Lamb

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21/07/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20/07/2023

Standard consultations:

Sent: 28.06.2023 Expired: 19.07.2023

Neighbour notifications

Sent: 28.06.2023 Expired: 19.07.2023

Site notice

Posted: 29 June 2023 Expired: 20 July 2023

Press advert

Published: 4 July 2023 Expired: 18 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Proposal relates to the Grosvenor Court low rise apartment block on Alexandra Road South dating from the early 20th century, comprising 9 x 2 bedroom and 3 x 3 bedroom self-contained apartments. There are two front entrances to the building; one to the Alexander Road frontage and one to Deerpark Road. A vehicular access off Deerpark Road leads to a screened and secluded walled parking and refuse/recycling storage area on to which the rear of the building faces.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable



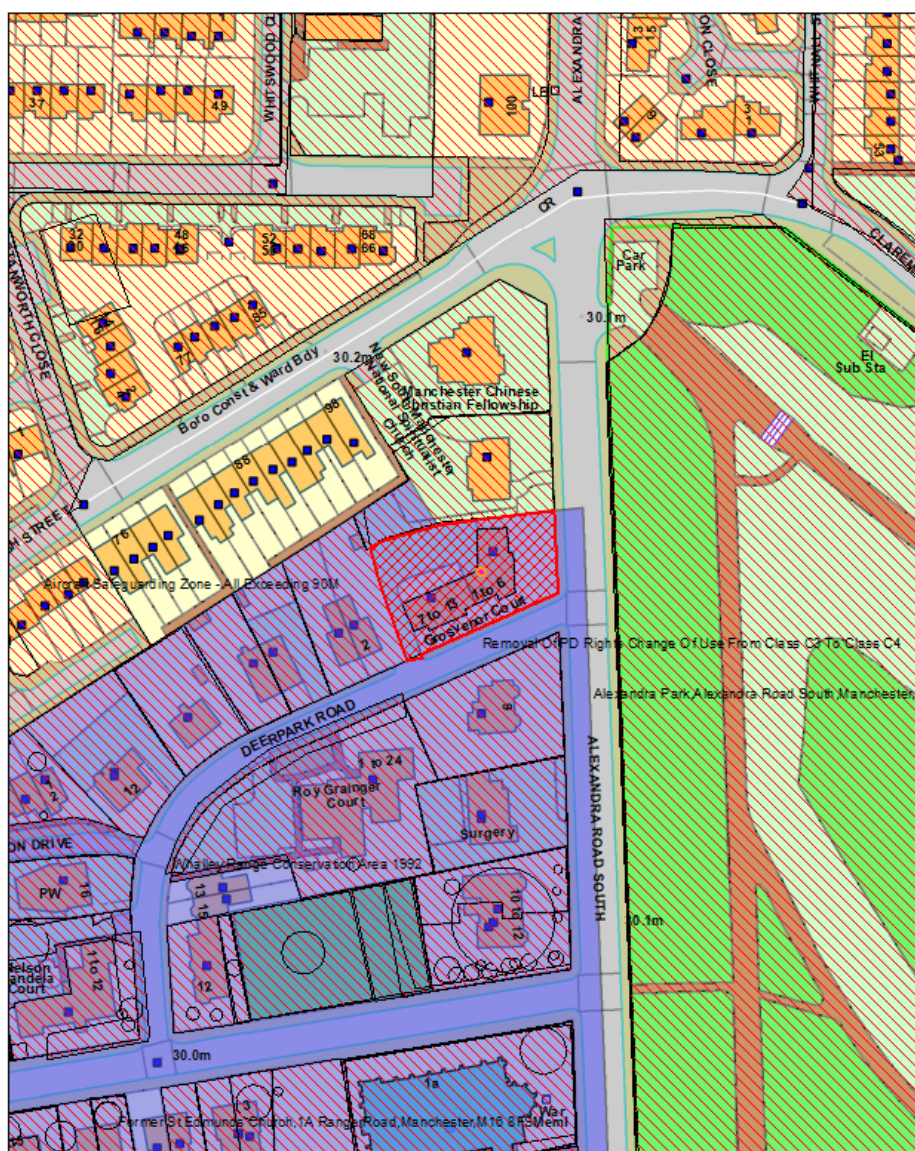
Figure 1. Front (note these windows have been replaced)



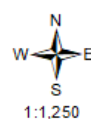
Figure 2. Rear (windows & doors to replace)

Description of area

The property is located at the junction of Alexander Road South and Deerpark Road, in a mostly residential part of the Whalley Range ward of Manchester. Adjacent to the site on the Alexander Road South frontage is the Spiritualist Centre. On the opposite corner of Alexander Road South and Deerpark Road is a substantial three-storey property in multiple residential occupation. Opposite the site across Alexander Road South is Alexander Park. The property is located within the Whalley Range Conservation Area



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Description of development

The applicant is seeking the installation of replacement rear windows and doors.

The proposal is for the replacement of all timber windows on the two rear facing elevations with white uPVC windows of the same pattern to the existing and the replacement of the current 12 timber panelled doors which have a small glass pane, with 6-panelled composite doors.

It is of note that this application is for the replacement of the rear doors and windows. An approved application (121755/FO/2018) replaced the front windows.

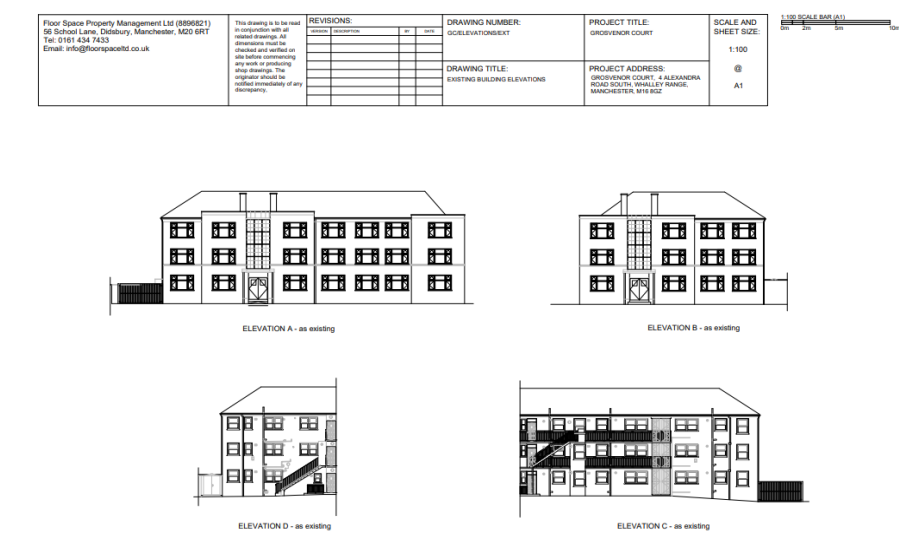


Figure 3. Existing Elevations

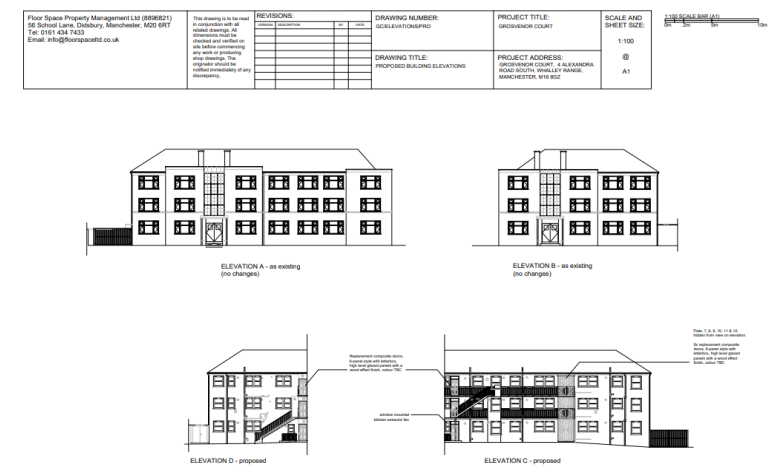


Figure 4. Proposed Elevations

Floor Space Property Management Ltd (8896821) 56 School Lane, Didsbury, Manchester, M20 6RT Tel: 0161 434 7433 Email: info@floorspaceltd.co.uk	This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.	REVISIONS:		DRAWING NUMBER:	PROJECT TITLE:	SCALE AND SHEET SIZE:		
		REVISION	DESCRIPTION	BY	DATE		GCDWET/REAR	GROSVENOR COURT
								Various
		DRAWING TITLE:		PROJECT ADDRESS:		A1		
		REPLACEMENT WINDOW DETAILS		GROSVENOR COURT, 4 ALEXANDRA ROAD SOUTH, WHALLEY RANGE, MANCHESTER, M16 8DZ				

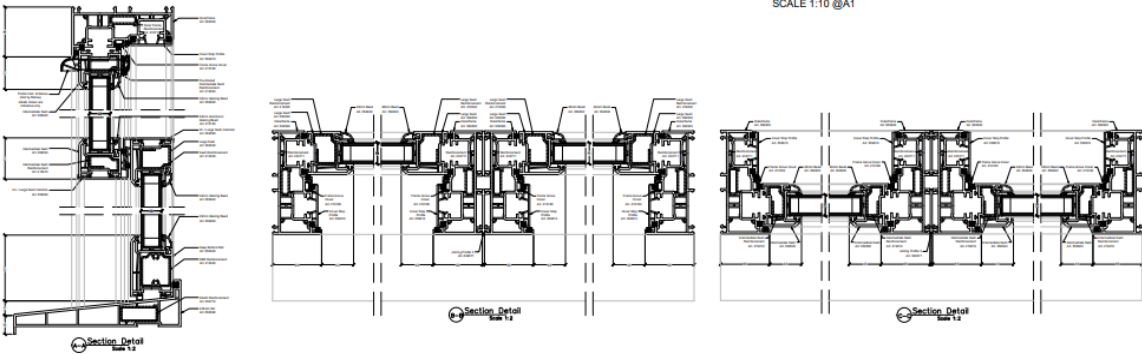
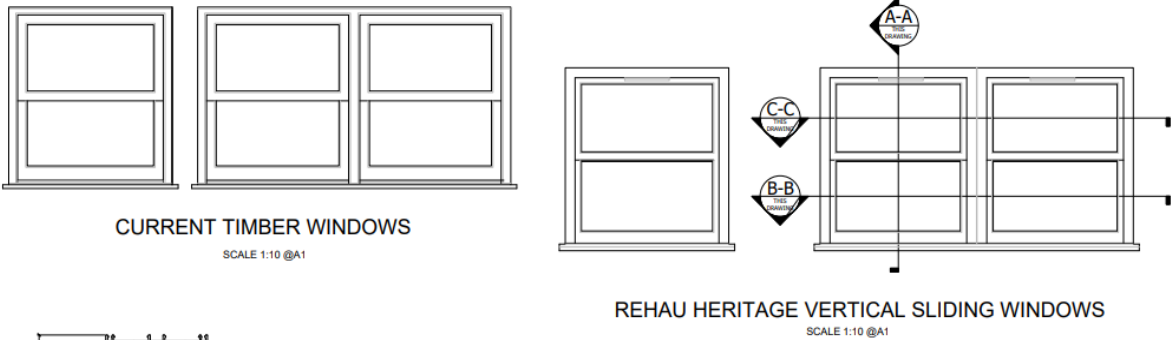


Figure 5. Replacement window detail



Figure 6. Example of Existing Doors and Windows

Figure 7. Proposed door style



Planning History

121755/FO/2018

Description: Installation of replacement windows, alterations to rear elevation and installation of 1.8 metre high security gates to car park

Decision: Approved 24/12/2018

075372/FO/2005/S1

Retrospective Application for replacement of original metal window frames with wooden frames

Decision: Approved 17/06/2005

Consultations & Notification Responses

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Residents Associations and Groups

As per Appendix 1, Whalley Range Forum and Whalley Range Conservation Area Group were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Site Notice and Press Advertisements

As per Appendix 1, due to the site sitting in a designated Conservation Area, a public site notice and advertisement in the Manchester Evening News was posted.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 3 – Heritage
 - Policy EN 8 – Adaptation to Climate Change
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy EN 19 - Waste
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC 18 for Conservation Areas
 - Policy DC26 for Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

- Section 16 - Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered the proposal accords with the principles of these policies.

Principle

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF.

Manchester Core Strategy Policy DM 1 – Development Management

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the installation of replacement rear windows and doors.

The proposed replacement windows and doors match the architectural style and features of the existing building including window design.

The proposed windows and doors balance maintain the style of the building whilst updating these features to modern standards for the betterment of the property and residents.

The proposal uses white uPVC which replaces timber framed windows and doors.

The front windows were previously replaced with uPVC and the material balance the design of the building whilst providing the benefits of modern materials.

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal is not visible from the street scene and therefore has no effect on the character of the street.

It is of note the more prominent front windows have been replaced by similar uPVC windows and have been accepted as part of the street scene.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected. The design of the proposal would be in keeping with the existing and surrounding properties in the area.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal replaces like for like window apertures and therefore has no effect on privacy.

The proposal is expected to have a negligible effect on Air Quality .

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a no effect on waste from the site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management and follow [Manchester City Council Commercial Waste guidelines](#).

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified. In the event of a risk being identified the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures) has been submitted to and approved in writing by the City Council as local planning authority.

The proposal is within the Whalley Range Conservation Area.

Whalley Range conservation area is situated approximately two miles south of Manchester city centre.

Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832.

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

The type and scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene.

Although replacement of timber frames with uPVC in Conservation Areas is generally discouraged, the existing timber framed windows are not original to the building and the benefit to the property and residents outweighs any harm.

It is of note that the front windows were replaced with a similar uPVC material and have been accepted into the street scene.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The proposal has a no impact on drainage.

Although a flood risk assessment is not required it is expected that applicants are aware of the Manchester, Salford, and Trafford Strategic Flood Risk Assessment.

The proposal is therefore in accordance with this development management principle.

Manchester Core Strategy Policy SP 1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

This proposal sits within the 'Southern Character Area'. The key principles for this area are:

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Manchester Core Strategy Policy EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Manchester Core Strategy Policy EN 19 - Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

Policy DC18. Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

This extant policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Policy DC26. Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

This extant policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4. Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12. Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

This section of the NPPF has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy

Section 16. Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Section 16 Para 199 onwards – 'Considering potential impacts' – outlines when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the

greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

This section of the NPPF has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide](#) & [National Model Design Code](#) (2021)

Relevant policy and guidance have been considered within Policy DM 1 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 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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. No significant problems have arisen during the consideration of this application.

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:

- a. Drawing – Proposed, as received 16 Jun 2023 - BUILDING ELEVATIONS*
- b. Drawing – Proposed, as received 16 Jun 2023 - REPLACEMENT WINDOW DETAILS*
- c. Drawing – Visuals, as received 16 Jun 2023*
- d. Supporting Information, as received 16 Jun 2023 - PLANNING AND HERITAGE STATEMENT*
- e. Drawing - Site Plan, as received 16 Jun 2023 - LOCATION AND SITE PLANS*

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. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum

2 Alexandra Road South, Manchester, M16 8ER

Flat 1, 6 Alexandra Road South, Manchester, M16 8ER

Flat 4, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 2, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 11, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 9, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 7, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 4, 6 Alexandra Road South, Manchester, M16 8ER

Flat 2, 6 Alexandra Road South, Manchester, M16 8ER

94 Yarburgh Street, Manchester, M16 7EH

Flat 12, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 10, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 8, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 6, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 5, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 3, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 1, Grosvenor Court, Alexandra Road South, Manchester, M16 8GZ

Flat 6, 6 Alexandra Road South, Manchester, M16 8ER

Flat 5, 6 Alexandra Road South, Manchester, M16 8ER

Flat 3, 6 Alexandra Road South, Manchester, M16 8ER

90 Yarburgh Street, Manchester, M16 7EH

98 Yarburgh Street, Manchester, M16 7EH

96 Yarburgh Street, Manchester, M16 7EH

92 Yarburgh Street, Manchester, M16 7EH

2 Deerpark Road, Manchester, M16 8FR

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 - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA