

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136557/NMC/2023

Date registered valid: 23 March 2023

Proposal: Non material amendment to planning permission 130390/FO/2021 to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level windows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour

Address: Land At Downley Drive, Manchester,

Ward(s): Ancoats & Beswick Ward

Applicant: Stephanie Dylak Great Places Housing Group

Agent (if any): Mr Patrick Boyd Buttress

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 March 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The site is 0.69 hectares, and bounded by St Vincent Street and the Rochdale Canal, Woodward Place, Downley Drive and Kingham Drive. It is in New Islington and close to Ancoats and Miles Platting. These are areas which have seen significant, recent regeneration with investment in housing and place making.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area immediately around the application site contains medium to high density buildings with the larger buildings in the Ancoats conservation area. There are two and three storey family housing along Downley Drive and St Vincent Street. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities.

The site is not in a conservation area but the Ancoats conservation area is adjacent to the northern boundary on the opposite site of the Rochdale Canal. The nearest listed building is the grade II* Listed Union Street Bridge, 146 metres to the west.

The site is located within Flood Zone 1 and in a critical drainage area.

Description of development

Non material amendment to planning permission 130390/FO/2021 to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level windows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour

Consultations & Notification Responses

N/A

Issues

The changes can be summarised as follows:

- Omission of the ground floor WC windows to townhouses,
- Reduction in window reveals (rear elevations only)
- Omission of cills,
- Omission of upper level windows facing alleyways,
- Introduction of upper level windows on outward facing facades,
- Alterations to front door design,
- Increase in height of dormer parapets and addition of rooflights and
- Alterations to the mortar colour

The omission of the WC windows reflect internal design changes to the dwellings. This would not materially alter the high quality facades of the dwellings. There would also be omission of cills to the dwellings. Brick work would now form the opening which appears to be a more simple and elegant response to these dwellings. The alteration to door design is acceptable.

There is a modest alteration to the dormer parapets and addition of rooflights which is not material and would detract from the high quality facades.

The windows reveals would be reduced on the rear elevations. The deep reveals would be retained to the front elevations and to side elevation windows which can be seen from the public domain. Whilst this would not be ideal, the rear windows cannot be seen would not affect the overall quality of the main elevations.

There would be first floor windows omitted from the side elevations looking over the internal garden alleyways. The high level side windows to main roads would be retained in the interest of natural surveillance. As these windows overlook private spaces they can be omitted without comprising safety and natural surveillance.

The changes are considered to be non material in nature and are acceptable.

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:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed seeks to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level windows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

- 8801-BA-00-00-DR-A-(04) 001
- 8801-BA-00-04-DR-A-(04) 002
- 8801-BA-00-00-DR-A-(04) 100
- 8801-BA-00-00-DR-A-(04) 101
- 8801-BA-00-00-DR-A-(04) 102
- 8801-BA-00-00-DR-A-(05) 001
- 8801-BA-00-00-DR-A-(05) 010
- 8801-BA-00-00-DR-A-(05) 011
- 8801-BA-00-00-DR-A-(05) 105
- 8801-BA-00-XX-DR-A-(06) 100
- 8801-BA-HS-ZZ-DR-A-(06) 101
- 8801-BA-HS-ZZ-DR-A-(06) 102
- 230322-Downley Street NMA

received by the City Council, as Local Planning Authority, on the 23 March 2023

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

11) The window reveals and soffits for the development shall be carried out in accordance with drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 180 mm and brick soffit (apartments);
- Minimum window reveal 180 mm and brick soffit (dwellings) (front elevations and road facing side elevations only)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

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

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA