

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135869/NMC/2022
Date registered valid:	30 December 2022
Proposal:	Non-material amendments to planning permission 125993/FO/2020 to allow for removal of the corner balcony; rearrangement of the stair and plant core of the building; relocation of the bicycle parking from the ground floor to the basement.
Address:	Land At The Corner of Greenwood Road And Gladeside Road, Wythenshawe, Manchester, M22 9RA
Ward(s):	
Applicant:	Challenger Building Services Ltd
Agent (if any):	Mrs Hayley Knight, SATPLAN Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 January 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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/area

Prominent corner plot located to the south of the Greenwood Road and Gladeside Road junction. The site was once home to the Greenwood PH but following repeated instances of anti-social activity and crime at the premises the use ceased and the building was demolished. The site has remained cleared since the demolition though it has suffered from fly-tipping. The area is residential in nature and is characterised by 2 storey dwellings.

Planning permission to erect a part 2/part 3 storey apartment building was granted in December 2020 under reference 125993/FO/2020.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is applying for a non-material amendment to planning permission 125993/FO/2020 to undertake the following amendments:

Removal of the corner balcony; rearrangement of the stair and plant core of the building; relocation of the bicycle parking from the ground floor to the basement.

- Removal of previously approved the balcony located at the corner of Greenwood Road and Gladeside Road. This change is sought to remove built form from an existing drainage easement.
- Rearrangement of the stair and plant core of the building. This change is sought to create a more efficient and functional layout.
- Relocation of the bicycle parking from the ground floor to the basement. This change is sought to create a more efficient and functional layout, that would also be more legible for tenants as parking would be focussed in the basement of the building as opposed to spread out throughout the building.



Consultations & Notification Responses

n/a

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In addition to the above, Sections 5 (*Delivering a sufficient supply of homes*) and 15 (*Conserving and enhancing the natural environment*) is of relevance:

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment.

Core Strategy Development Plan Document – The 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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy H1, Overall Housing Provision – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of
- the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H7, *Wythenshawe* – The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy EN1, *Design Principles and Strategic Character Areas* – This policy states that all development in Manchester will be expected to follow the seven principles of urban Design and have regard to the strategic character area in which the development is located. This site is in the area defined as Wider Wythenshawe, policy EN1 defines the character of this area as:

“Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.”

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Issues

Principle of the Proposal – The principle of the development is considered acceptable, particularly given the previous consent. Notwithstanding this, consideration must be given to the potential impact of the amendments upon existing levels of residential and visual amenity enjoyed within the vicinity of the site.

Design of the Building – The originally approved balcony located on the corner was an attractive feature and its loss is unfortunate. However, its removal is understandable given the presence of a drainage easement.

Despite the removal of the balcony, the overall design of the proposal is still considered acceptable.

Residential Amenity – It is not considered that the removal of the balcony; relocation of the cycle parking and amendments to the internal circulation areas would have a detrimental impact upon the levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – As the overall design of the proposed apartment block is considered acceptable it is not considered that the proposed amendments would have a detrimental impact upon the levels of visual amenity enjoyed along Greenwood Road and Gladeside Road.

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

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

1) The details of the proposed amendments are:

- a) removal of the corner balcony;
- b) rearrangement of the stair and plant core of the building;
- c) relocation of the bicycle parking from the ground floor to the basement.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) Condition 3) The development hereby approved shall be carried out in accordance with the following drawings:

- a) Drawing 02-02-001B, stamped as received on 22 January 2020
- b) Drawing 02-03-001I, stamped as received on 30 December 2022
- c) Drawing 02-03-002F, stamped as received on 30 December 2022
- d) Drawing 02-03-003F, stamped as received on 30 December 2022
- e) Drawing 02-03-099H, stamped as received on 30 December 2022
- f) Drawing 02-05-001E, stamped as received on 30 December 2022
- g) Drawing 02-05-002E, stamped as received on 30 December 2022
- h) Drawing 02-05-003E, stamped as received on 30 December 2022
- i) Drawing 02-05-004E, stamped as received on 30 December 2022
- j) Drawing 02-05-005C, stamped as received on 30 December 2022
- k) Drawing 02-05-006C, stamped as received on 30 December 2022
- l) Drawing 189-LYR-XX-ZZ-DWG-L-1001, stamped as received on 22 January 2020
- m) Drawing 189-LYR-XX-ZZ-DWG-L-1003, stamped as received on 22 January 2020
- n) Drawing 190315JC-01, stamped as received on 22 January 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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 45M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA