

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135580/FO/2022
Date registered valid: 13 December 2022
Proposal: Erection of conservatory following demolition of existing conservatory
Address: Broomcroft Hall, Ford Lane, Manchester, M20 2RU
Ward(s): Didsbury West Ward

Applicant: Mrs Jo Wavish, University of Manchester
Agent (if any): Mrs Jo Wavish, University of Manchester
Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 January 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 10 January 2023.

Standard consultations:

Printed: 3 January 2023 Expired: 24 January 2023

Neighbour notifications

Printed: 3 January 2023 Expired: 24 January 2023

Site notice

Posted: 10 January 2023 Expired: 31 January 2023

Press advert

Published: 10 January 2023 Expired: 31 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No

Planning permission is sought to replace the timber frame conservatory on the south elevation of Broomcroft Hall, facing the gardens. The site is bound by Ford Lane and Wilmslow Road and is situated on the northern periphery of the Didsbury St James Conservation Area 1970.

Scope of Work

The conservatory has had substantial repair work has been carried out previously to the existing conservatory, but the timber frame is now rotten in numerous areas and the conservatory has reached the end of its serviceable life. The proposed replacement conservatory will have the same footprint as the existing conservatory. The new frame will be constructed from Accoya timber so will match the existing timber frame. The arrangement of the window fixed lights, opening lights and the doors will match the existing.

The roof of the existing conservatory is double glazed units with timber frame and aluminium capping's, forming a pitched roof with a decorative cresting. The roof of the proposed conservatory will incorporate a perimeter flat roof detail with an EPDM membrane covering, and a central lantern feature formed from double glazed units and timber frame with aluminium capping's.

The proposed roof arrangement will allow easy access for maintenance of the conservatory gutters. With the existing conservatory safe access to the side gutter is difficult, causing the gutter to become heavily blocked with leaves and debris.

The proposed replacement conservatory will match the existing conservatory in construction materials (timber frame with double glazed units), building footprint and window and door configuration.

Relevant Planning History

059992/CC/SOUTH2/00 CONSERVATION AREA CONSENT Alterations to existing conservatory roof: Not development.

059991/FO/SOUTH2/00 Alterations to existing conservatory roof Approved.

024480 Construction of an external staircase and emergency exit to common room Approved

019290 Alterations and extension to cottage adjoining Broomcroft Hall Approved.

Consultations & Notification Responses

The proposal was advertised in the local press as affecting a conservation area and a site notice was erected close to the site and no representations were received.

The occupiers of the surrounding properties were consulted, and no representations were received.

Design and Conservation Team commented the replacement conservatory has been justified within the condition report submitted by the applicant. However, request full and final details of the joinery (including a detailed cross-section at an appropriate scale), rooflight and brick sample should be conditioned. A condition has been added to the consent.

Issues

Broomcroft Hall is located in the Didsbury St James Conservation Area, making an important and positive contribution to the character and appearance of the area. The building sits within its substantial landscaped grounds, off Ford Lane. It was constructed as Broom Croft in the mid-19th century, as a large villa in the then rapidly expanding residential suburb. It still retains much of its original setting and architectural character, considered a locally important non-designated heritage asset by virtue of its historic and architectural interest.

Policy Context

National Planning Policy Framework (NPPF) (2021)

Para 130 - Planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, and establish or maintain a strong sense of place.

Para 189 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 197 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Para 199 - 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.

Para 202 - Proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Para 203 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Manchester City Core Strategy

Policy CC9 - Design and Heritage

Policy EN3 - Heritage

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Unitary Development Plan.

Policy DM 1 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.
- Refuse storage and collection.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces.
- ii) the effect of major changes to the appearance of existing buildings.
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements.

v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

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.

Issues

The conservatory under consideration is an attractive addition to the Broomcroft Hall and, as such, to the St James Conservation Area, although considered a later addition.

In the first instance, the conservatory should be retained and sensitively repaired as required. It was previously noted that should it be proven that it is beyond feasible repair, a replacement structure would be supported, contingent on the replacement conservatory matching existing in design, materials, quality and finish.

The conclusion of the survey is that the timber structure is beyond its economical lifespan and as such requires total replacement.

Although it is accepted that the proposed new structure would match existing in footprint, door and window configuration, the roof would not match existing, with a central rooflight over a flat roof. As such, it would have a contrasting pitch, form and appearance, sitting at the core of the new conservatory.

On balance, however, and considering the minor change to the appearance of the structure and the Conservation Area, the development is considered acceptable on heritage grounds. This is contingent on appropriate quality and finish - recommended high quality timber/steel.

The full and final details of the joinery (including a detailed cross-section at an appropriate scale), rooflight and brick sample should be conditioned.

Contingent on further formation and safeguards, it is considered that the new conservatory would preserve the special interest of this important local non-designated heritage asset and the Didsbury St James Conservation Area and meet the requirement of paragraphs 130, 189, 197, 199, 202 and 203 of the NPPF, Manchester City Core Strategy's Policy CC9 and EN3 and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Consideration has, however, been given as to whether the scale, mass, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area, and the impact upon the character of the conservation area.

Scale, Mass and Design

The proposal has regard for the character of the conservation area and seeks to replace an original feature. Only a small section of the proposed extension will be visible from public locations. Subject to the use of appropriate materials, it is not considered that the proposed

development would result in any harmful impact to the appearance of the host building or the setting of the Conservation Area.

Loss of light/overshadowing

Given the relationship with neighbouring properties and the distances it is not considered that loss of light would be relevant to this proposal

Impact/Visual Amenity/Residential Amenity

Impact on the Didsbury St James Conservation Area,

Given, its size and siting at the rear of the property, it is considered that the character of the Conservation Area will not be harmed as the proposal is subservient, not highly visible from within the street scene and material choice is considered to be of a quality resulting in a historic appearance that compliments the host building and is therefore an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Conclusion

It is therefore considered that the proposals are contrary to City Council saved policies DC18 of the Unitary Development Plan and policy DM1, SP1, EN3 and EN9 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.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

071AA-8443-A101, 071AA-8443-A103, Location Plan, Condition Report by ARCADIS, and the Heritage Statement, stamped as received on the 13 December 2022, and the Design and Access Statement, stamped as received on the 24 November 2022.

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) Notwithstanding the details submitted and before any of the following works commence final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the joinery (including a detailed cross-section at an appropriate scale),

(b) Details of the materials to be used to construct the conservatory, including cross sections showing rooflight and brick sample.

The approved scheme shall then be implemented in accordance with these details.

Reason - In the interests of visual amenity and to protect the character and appearance of the building, pursuant to policies DM1, SP1 and EN3 of the Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

816D Wilmslow Road, Manchester, M20 2RN
816C Wilmslow Road, Manchester, M20 2RN
816B Wilmslow Road, Manchester, M20 2RN
816A Wilmslow Road, Manchester, M20 2RN
Room 1, Broomcroft Lodge, Ford Lane, Manchester, M20 2RU
Room 2, The Whitehouse, Ford Lane, Manchester, M20 2RU
Room 1, The Whitehouse, Ford Lane, Manchester, M20 2RU
824C Wilmslow Road, Manchester, M20 2RN
824A Wilmslow Road, Manchester, M20 2RN
824B Wilmslow Road, Manchester, M20 2RN
Oak Mount, Ford Lane, Manchester, M20 2RU
Broomcroft Garage Store, Ford Lane, Manchester, M20 2RU
Broomcroft Cottage, Ford Lane, Manchester, M20 2RU
Flat 3, The Whitehouse, Ford Lane, Manchester, M20 2RU
Flat 2, The Whitehouse, Ford Lane, Manchester, M20 2RU
Flat 1, The Whitehouse, Ford Lane, Manchester, M20 2RU
The Whitehouse, Ford Lane, Manchester, M20 2RU
Broomcroft Lodge, Ford Lane, Manchester, M20 2RU
824 Wilmslow Road, Manchester, M20 2RN
814A Wilmslow Road, Manchester, M20 2RN

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 - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA