

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 136200/NMC/2023

Date registered valid: 8 February 2023

Proposal: Non-material amendment to planning permission reference 133637/VO/2022 to remove entrance canopy from the development together with removal of original porch

Address: School Bungalow, College Road, Manchester, M16 0AA

Ward(s): Whalley Range Ward

Applicant: Ms Sue Lamb, Manley Park Primary School

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 March 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

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No

Description of area

The application site relates to School Bungalow within the Whalley Range ward of south Manchester; the School Bungalow sits within Manley Park Primary School off College Road. The application site relates to the former caretaker's bungalow situated within the grounds of the school. The building has a simple rectangular footprint with a dual pitch roof. There is a porch on one side and the building has no dedicated grounds.

The school site is located within a predominantly residential area. To the east of the bungalow is a small car park and the main school building. To the north and west are the school grounds including play areas. There are residential properties facing the site across College Road.

The site sits within the Whalley Range Conservation Area.

Description of development

The site is the subject of the following planning permission granted on 28 June 2022- 133637/VO/2022- CITY COUNCIL DEVELOPMENT Change of use from dwelling (caretakers bungalow) to school offices (Class F1) with associated external alterations.

133637/VO/2022 was a re-submission of a previously approved scheme reference 131167/VO/2021 for the change of Use from Dwelling (caretakers bungalow) to school offices

(Class F1) which was approved in October 2021 and differs only in matters of detail. Consent was sought to use the former caretaker's bungalow as additional office space for the school. The conversion principally involved the remodelling of the interior of the building. Externally the porch would be rebuilt with solid walls with a render finish and be re-purposed as a boiler room. A new inverted L shaped canopy would be provided. The canopy would have a render finish. New grey window and door frames would be installed. It was also proposed to modify the parking by creating 6 additional parking spaces.

Through the current application, consent is sought for a Non-Material Amendment to remove entrance canopy from the development together with removal of original porch. These elements of work are listed within the paragraph above detailing the approved works under 133637/VO/2022. The applicant has decided they no longer wish to undertake these elements of the work within the original scheme approved.

Consultations & Notification Responses

None.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to

the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC18. Conservation Areas

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 or 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.

Reasons:- The Council is to pursue the above policies to encourage and help ensure the protection, preservation and enhancement of its Conservation Areas, which are areas of special character representing the rise and development of the world's first industrial city. The protection of such areas helps stimulate local pride and encourages both tourism and further investment. The policy gives effect to the obligation placed on the Council by statute to give particular attention to the quality of developments within conservation areas, and reflects the general policy objectives set out in policy E3.8 in this plan.

ISSUES

Principle of Amendment

The removal of the entrance canopy from the development together with the removal of the original porch attached to the south of the building under the planning application 133637/VO/2022 would have a marginal impact on the overall design and appearance of the building. As such, they are considered non-material changes. In addition, it would not alter the character or appearance of the building, nor would it significantly affect the relationship of the development to its context.

Design

This application has been submitted as the applicant has decided they no longer wish to have the entrance canopy proposed and no longer wish to have the existing porch attached to the building.

The removal of the entrance canopy would not impact how staff enter and exit the proposed office building and would only act as temporary shelter when opening the entrance door. As such, the removal does not undermine the practicality of the proposal and would not undermine the proposed design.

The existing porch attached to the building would be removed and has been marked within the plans as being a store room. Since the proposal is not dependent on this storage facility and would constitute under development of the proposal, the removal of the porch is considered acceptable in terms of design.

The changes would not negatively impact the appearance or character of the building.

Residential amenity

The building does not sit within a residential setting, but the amendments proposed would not have an undue impact on the staff or children utilising the building in connection with Manley Park School.

Conclusion

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change would have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

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

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

1)The details of the proposed amendment relate to the removal of entrance canopy from the development together with removal of original porch.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

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

-21-0047-20A-001 revision PO3 received 7 June 2022

-21-0047-20A-002 revision P03 received 7 June 2022

-Tree Survey by Landscape Design (two documents) received 28 April 2022

As amended by:

-Application for a Non-Material Amendment Following a Grant of Planning Permission received 8 February 2023.

-21-0047-20A-001 revision P04 received 8 February 2023.

-21-0047-20A-002 revision P04 received 8 February 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 for the City of Manchester.

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

Conservation Area - Whalley Range Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA