

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135147/JO/2022

Date registered valid: 17 October 2022

Proposal: Variation of condition no. 3 (materials) attached to planning permission 133566/FO/2022 to allow for a change of materials

Address: 481 - 485 Wilmslow Road, Manchester, M20 4AN

Ward(s): Withington Ward

Applicant: Mr Riz Khalid Armadale Investments Ltd 53 Knowsley Street,
Manchester, M8 8JF

Agent (if any): Ms J Cox Hive Architects Studio Ltd Beck House, 77A King Street,
Knutsford, WA16 6DX

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.12.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 2 November 2022

Standard consultations:

Printed: 19 October 2022 Expired: 9 November 2022

Neighbour notifications

Printed: 19 October 2022 Expired: 9 November 2022

Site notice

Posted: 2 November 2022 Expired: 23 November 2022

Press advert

Published: 25 October 2022 Expired: 15 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

Description of site/building

This application relates to a pair of mid parade two storey properties. The properties appear to originally have been built as houses and then the parade was extended to the front and part of the ground floors converted to commercial use. This application relates to the lower and upper ground floor levels at the rear and the whole of the first and second (loft) floors. There is no forecourt to the property and at the rear there is a three storey outrigger and a yard area with vehicular access via an alley from Parsonage Road.

Description of area

The properties are located within the Withington District Centre and Conservation Area. They are situated on the east side of Wilmslow Road just north of its junction with Parsonage Road. The adjoining property to the north has a part single part three storey rear extension. The adjoining property to the south has no extensions. On the south side of the rear yard facing Parsonage Road is a contemporary styled two storey house and across the rear alley is the side elevation of a small detached dwelling.

Description of development

Planning approval was granted (133566/FO/2022) in June 2022 following the resubmission of a scheme previously approved under reference 125673/FO/2019 in August 2020.

Permission was granted for demolition of the rear elevation, the outrigger and roof retaining the original commercial units and the front elevation. The main body of the building would be reinstated to the same size using reclaimed materials from the demolition. The outrigger was originally to be rebuilt using new materials and have its projection increased to approximately 5 metres. However, the applicant now seeks to re-use the bricks reclaimed from the demolition works to rebuild this outrigger. As the materials were previously approved as a new brick finish this variation of condition has been submitted.

In addition to these works the original consent also retained commercial units whilst four two bed flats would be created, one on each floor. The flats would range in size between 72 and 87 square metres. The lower ground floor flats would have a sunken garden, whilst the other three flats would have small balconies. The outrigger would accommodate the stairs and entrance to the development.

The rear yard of the property will accommodate three parking spaces, a motorcycle parking area, four secure cycle stores, a small area of communal amenity space and segregated areas for the storage of commercial and residential waste.

Consultations & Notification Responses

A site notice, advertisement and neighbour letters sent notifying of this revised proposal.

No comments have been received in response.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and EN3

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- o creating well designed places,
- o making a positive contribution to health, safety and well-being,
- o considering the needs of all members of the community, and
- o protecting and enhancing the built and natural environment.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development including road safety and traffic generation. Consideration will also be given to the appropriateness of the site layout, scale form, massing and materials.

Policy EN3 seeks to protect the City's Heritage assets from the adverse impact of development.
Unitary Development Plan

The relevant saved UDP policies are DC18 and DC26

Policy DC18 requires new developments to preserve or enhance the City's conservation areas. Policy DC26 - seeks to reduce the impact of noise generating development. The Council will consider the effect of new development proposals and the implications of new development being exposed to existing noise sources. Developments likely to result in unacceptably high noise levels will not be permitted.

Issues

Principle - The principle of the proposed development has been previously established. Consideration is required regarding the re-use of existing masonry for the rear outrigger.

Impact on the character of the Conservation Area

The proposals were previously considered to give rise to some harm to the conservation area however the overall benefit derived from the development was considered to outweigh this harm. In reusing the bricks from demolition work within the outrigger extension it is considered that this would be a further benefit of the proposals both in terms of ensuring a material to assimilate into the area but also from a sustainability point of view. As such the proposed re-use of materials is considered to be acceptable.

Other matters – As this is a variation application previous conditions have been reimposed with updated information in respect of the specified plans and materials conditions to reflect the revised materials schedule.

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. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policies of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 of the date of granting planning permission reference 133566/FO/2022, that date being the 30th June 2022.

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:

10 Revision D received 5 May 2022
11 Revision C received 5 May 2022
12 Revision D received 5 May 2022
13 Revision D received 7 April 2022
14 Revision E received 5 May 2022
15 Revision C received 7 April 2022
16 Revision C received 5 May 2022
17 Revision C received 5 May 2022
18 Revision E received 5 May 2022
22 received 5 May 2022
23 received 5 May 2022
24 received 5 May 2022
25 received 5 May 2022
26 received 5 May 2022
203 Revision A received 7 April 2022
310 received 7 April 2022
HA-0521-01 M001 received 7 April 2022
HA-0521-01 M002 received 7 April 2022
HA-0521-01 M003 received 7 April 2022
HA-0521-01 M004 received 7 April 2022
HA-0521-01 M005 received 7 April 2022
Design and Access Statement revision B received 7 April 2022
Security Scheme received 7 April 2022
Construction Management Plan received 20 June 2022
Noise Impact Assessment received 7 April 2022
Waste management Scheme received 7 April 2022

Materials Schedule received 5th October 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) The development hereby approved shall be carried out in accordance with the schedule of materials received on 5th October 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.

4) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parks shall remain in use at all times thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

5) Prior to first occupation of the development the cycle parking shown on the approved drawings shall be implemented in full and made available for use. The approved scheme shall remain available for use whilst the development is occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

6) The development hereby approved shall not be occupied until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall be implemented as part of the development.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

7) The development hereby approved shall incorporate the measures identified in the Security Report received on 7 April 2022

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultants' report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

9) The details of the refuse storage scheme shown on the approved drawings shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy for the City of Manchester.

10) The development hereby approved shall be constructed in accordance with the Construction Management plan received on 20 June 2022

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) The obscured glazed screens to the balcony indicated on the approved plans shall be installed prior to balconies being brought into use and be retained insitu at all times thereafter.

Reason - In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy for Manchester.

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society

2A Parsonage Road, Manchester, M20 4PQ
490A Wilmslow Road, Manchester, M20 3BG
8 Parsonage Road, Manchester, M20 4PQ
Printers Press Cottage, 3C Parsonage Road, Manchester, M20 4PB
3B Parsonage Road, Manchester, M20 4PB
3A Parsonage Road, Manchester, M20 4PB
486A Wilmslow Road, Manchester, M20 3BG
First Floor, 492 Wilmslow Road, Manchester, M20 3BG
Second Floor, 492 Wilmslow Road, Manchester, M20 3BG
Basement, 479 Wilmslow Road, Manchester, M20 4AN
Flat 7, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
492 Wilmslow Road, Manchester, M20 3BG
Flat 1, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 9, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 5, 4 Parsonage Road, Manchester, M20 4PQ
Flat 3, 4 Parsonage Road, Manchester, M20 4PQ
6 Parsonage Road, Manchester, M20 4PQ
Costa Coffee, 494A Wilmslow Road, Manchester, M20 3BG
Flat 20, 494 Wilmslow Road, Manchester, M20 3BP
489 Wilmslow Road, Manchester, M20 4AN
Flat 2, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 3, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 5, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 4, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 1, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 6, Parsons House, 1B Parsonage Road, Manchester, M20 4BW
Flat 3, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 2, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 4, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 6, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 7, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 8, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 10, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 5, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
2B Parsonage Road, Manchester, M20 4PQ
485 Wilmslow Road, Manchester, M20 4AN
Flat 4, 4 Parsonage Road, Manchester, M20 4PQ
Flat 2, 4 Parsonage Road, Manchester, M20 4PQ
Flat 11, 494 Wilmslow Road, Manchester, M20 3BP
Flat 8, 494 Wilmslow Road, Manchester, M20 3BP
Flat 24, 494 Wilmslow Road, Manchester, M20 3BP
Flat 7, 494 Wilmslow Road, Manchester, M20 3BP
Flat 2, 494 Wilmslow Road, Manchester, M20 3BP
Flat 1, 494 Wilmslow Road, Manchester, M20 3BP
Flat 3, 496A Wilmslow Road, Manchester, M20 3BG
Flat 17, 494 Wilmslow Road, Manchester, M20 3BP
Flat 3, 494 Wilmslow Road, Manchester, M20 3BP
Flat 7, 4 Parsonage Road, Manchester, M20 4PQ
Flat 2, 496A Wilmslow Road, Manchester, M20 3BG
Flat 23, 494 Wilmslow Road, Manchester, M20 3BP

1A Parsonage Road, Manchester, M20 4PB
3 Parsonage Road, Manchester, M20 4PB
Flat 10, 494 Wilmslow Road, Manchester, M20 3BP
Flat 6, 494 Wilmslow Road, Manchester, M20 3BP
Flat 9, 494 Wilmslow Road, Manchester, M20 3BP
Flat 25, 494 Wilmslow Road, Manchester, M20 3BP
Flat 14, 494 Wilmslow Road, Manchester, M20 3BP
Flat 13, 494 Wilmslow Road, Manchester, M20 3BP
Flat 22, 494 Wilmslow Road, Manchester, M20 3BP
Flat 18, 494 Wilmslow Road, Manchester, M20 3BP
Flat 12, 494 Wilmslow Road, Manchester, M20 3BP
Flat 19, 494 Wilmslow Road, Manchester, M20 3BP
Flat 16, 494 Wilmslow Road, Manchester, M20 3BP
Flat 15, 494 Wilmslow Road, Manchester, M20 3BP
Flat 4, 494 Wilmslow Road, Manchester, M20 3BP
Flat 5, 494 Wilmslow Road, Manchester, M20 3BP
Flat 6, 4 Parsonage Road, Manchester, M20 4PQ
1 Parsonage Road, Manchester, M20 4PB
Flat 6, 496A Wilmslow Road, Manchester, M20 3BG
Flat 5, 496A Wilmslow Road, Manchester, M20 3BG
Flat 4, 496A Wilmslow Road, Manchester, M20 3BG
Flat 1, 496A Wilmslow Road, Manchester, M20 3BG
Sainsbury's, 496 Wilmslow Road, Manchester, M20 3BG
8A Parsonage Road, Manchester, M20 4PQ
Flat 21, 494 Wilmslow Road, Manchester, M20 3BP
490 Wilmslow Road, Manchester, M20 3BG
477 Wilmslow Road, Manchester, M20 4AN
479 Wilmslow Road, Manchester, M20 4AN
487 Wilmslow Road, Manchester, M20 4AN
475 Wilmslow Road, Manchester, M20 4AN
486 - 488 Wilmslow Road, Manchester, M20 3BG
Ground Floor, 492 Wilmslow Road, Manchester, M20 3BG
Flat 1, 4 Parsonage Road, Manchester, M20 4PQ

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 - Withington Conservation Area 1983
Area Team Boundary - Name: SOUTH AREA