

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134488/FO/2022
Date registered valid: 9 August 2022
Proposal: Erection of a 2 storey 2 bed dwellinghouse to the side of no. 14a Barrack Street.
Address: 14A Barrack Street, Manchester, M15 4ER
Ward(s): Hulme Ward
Applicant: Miss Patricia Hoyle, 14A Barrack Street, Manchester, M15 4ER
Agent (if any): N/a
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 14 December 2022



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 28 September 2022

Standard consultations: Printed: 18 August 2022 Expired: 8 September 2022

Neighbour notifications: Printed: 18 November 2022 Expired: 9 December 2022

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to the side garden of an existing end-terrace C3 dwellinghouse constructed of red brick, featuring a concrete tiled gable roof, rear store and porch canopy. The property has a large garden to the side, like all 6 of the terraces running off the north side of Tatton Street. The land is currently surfaced in concrete paving flags and bound by brown painted timber fencing.

Description of area

The plot lies on the corner of Barrack Street and Tatton Street in Hulme, south of the A56. The area is predominantly residential in nature and characterised by two storey terraces, with older properties which back onto the footpath along the south side of these streets and newer properties with front gardens to the north. The area benefits from its proximity to Cornbrook tram stop, several major bus routes and St Georges Park.

Description of development

The applicant is seeking permission to erect a new 2-bed two storey end-terrace C3 dwellinghouse (14B).

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Highway Services – *Given that the proposed development is resultant in one additional residential dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.*

SITE ACCESSIBILITY: *The site is well accessed by sustainable modes. Regular bus services are routed along Chester Road and provide connections to Partington, The Trafford Centre and Piccadilly Gardens. The closest Metrolink facility is located at Cornbrook and provides connections to East Didsbury, Altrincham, The Trafford Centre, Shaw & Crompton, Manchester Airport, Bury, Ashton-under-Lyne, Victoria via Market Street, Piccadilly, MediaCityUK and Rochdale Town Centre.*

PARKING AND ACCESS: *There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. St. George's Resident Parking Scheme has been introduced on a series of streets in the St. George area. This includes Barrack Street. The parking scheme will be enforced between 8am and 6pm on weekdays. Those with permits can park for an unlimited amount of time within the parking bays and non-permit holders can park for up to 3 hours. Considering the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.*

CYCLE PARKING: *In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.*

BOUNDARY TREATMENTS: *It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.*

REFUSE AND SERVICING: *Designated refuse storage has been accommodated for the dwelling in the rear yard. The bins will be taken from the bin store to the collection point on Tatton Street by residents on collection day. The bin should be returned to the yard as soon as*

possible after collection. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

CONSTRUCTION MANAGEMENT: *The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).*

Environmental Health – Please can the following be attached to the above:

- CLAND01 (1) New applications, no previous contaminated land conditions
- DEMOLITION/CONSTRUCTION HOURS
- REFUSE

Greater Manchester Police – *Thank you for the opportunity to comment on the above application, having looked at the plans we would have the following recommendations:*

- *The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.*
- *All garden boundary treatments adjacent to publicly accessible land In particular the rear boundary should be 2100mm.*
- *Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible*
- *Dusk til Dawn lighting should be installed on all external doors*
- *Any external bin store should be a secure, lockable and fire resistant enclosure.*

In summary, the application is supported subject to further consideration of the above matters.

United Utilities – No objection but requested drainage conditions be attached.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC7 - New housing development

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy H1 – Overall Housing Provision
- Policy EN1 - Design Principles and Strategic Character Areas

Manchester Residential Quality Guidance (2017)

The National Planning Policy Framework (NPPF 2012, revised in 2021):

- Chapter 12 – Achieving well-designed places

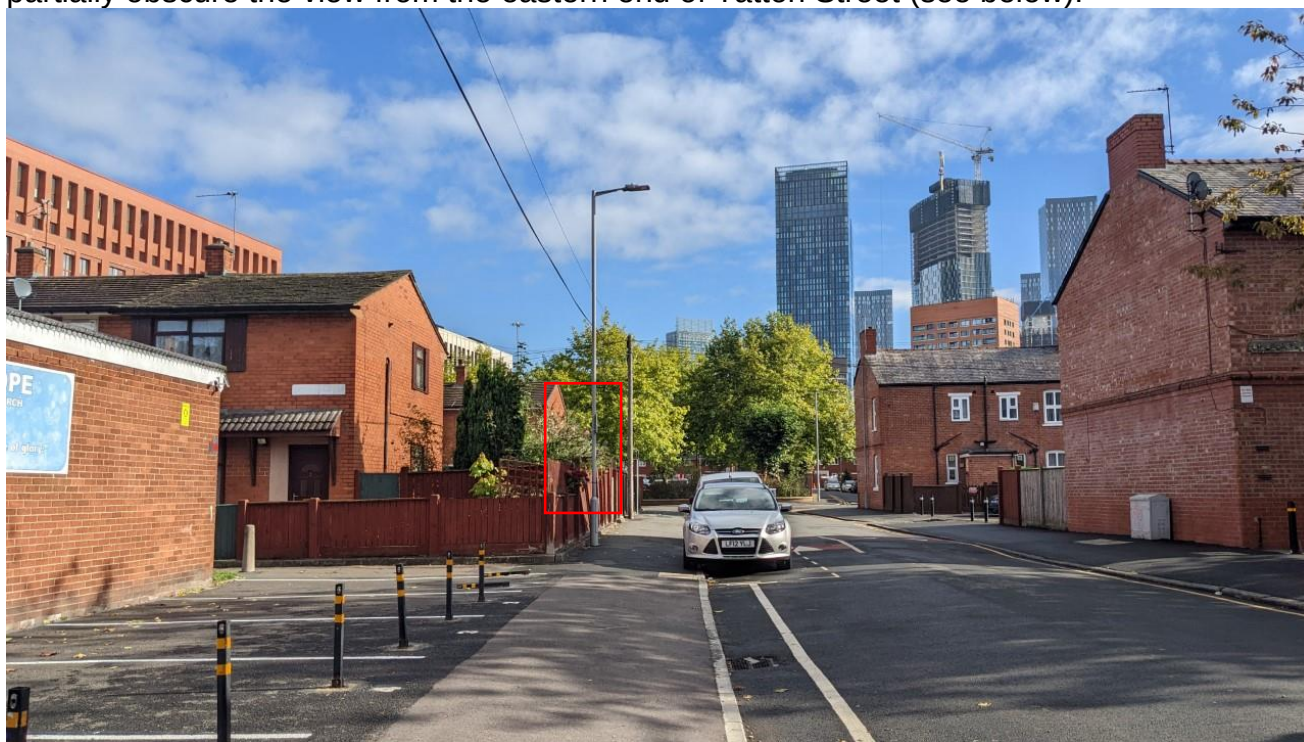
For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.



Issues

Principle – The attached C3 property would be located on an existing residential plot on Barrack Street, on the end of a two storey terrace of 8 family dwellinghouses. The existing property is a 2-bed end-terrace C3 dwellinghouse of red brick with a gable roof, measuring 5.1m in width, 7.56m in depth and 7.28m in height. The principle of building a new 2-bed dwellinghouse on this plot is acceptable, however consideration must be given to the siting, scale and massing and appearance of the proposals, as well as the impact upon the highway and existing levels of residential and visual amenity.

Siting, scale and massing – The modest plot is approximately 20.8m in depth and 4.27m in width, with the new dwellinghouse measuring 4.05m in width, 9.89m in depth and 7.28m in overall height, the latter of which matches the rest of the terrace. In considering the heights and type of properties along this road, the scale and massing of the proposal is acceptable. The property has been scaled to fit the plot and the principal elevation would come almost flush with the rest of the terrace, preserving the building line. The new property would provide 70m² of internal floorspace, which meets the recommended space standard for a 2 bed dwelling set across two floors. At the rear there would sit a 2.33m two storey storey projection spanning the full width of the property, with eaves to match existing and a ridge set 0.85m lower than existing. At ground floor this rear would feature a 0.22m deep rendered projection surrounding the sliding doors. Although the new dwelling would project beyond the building line for these terraces, the trees and shrubs within the side garden of No.2 Brackley Avenue to the rear of the side would partially obscure the view from the eastern end of Tatton Street (see below).



In addition to this, Barrack Street is the first terrace and therefore situated at the far western end of Tatton Street, therefore projecting beyond the building line in this location does not have as great an impact as on other terraces within this block. The older terraces opposite, ie St George's Avenue (pictured below) back straight onto the public footpath at the front and side, therefore a precedent exists for this form of housing.



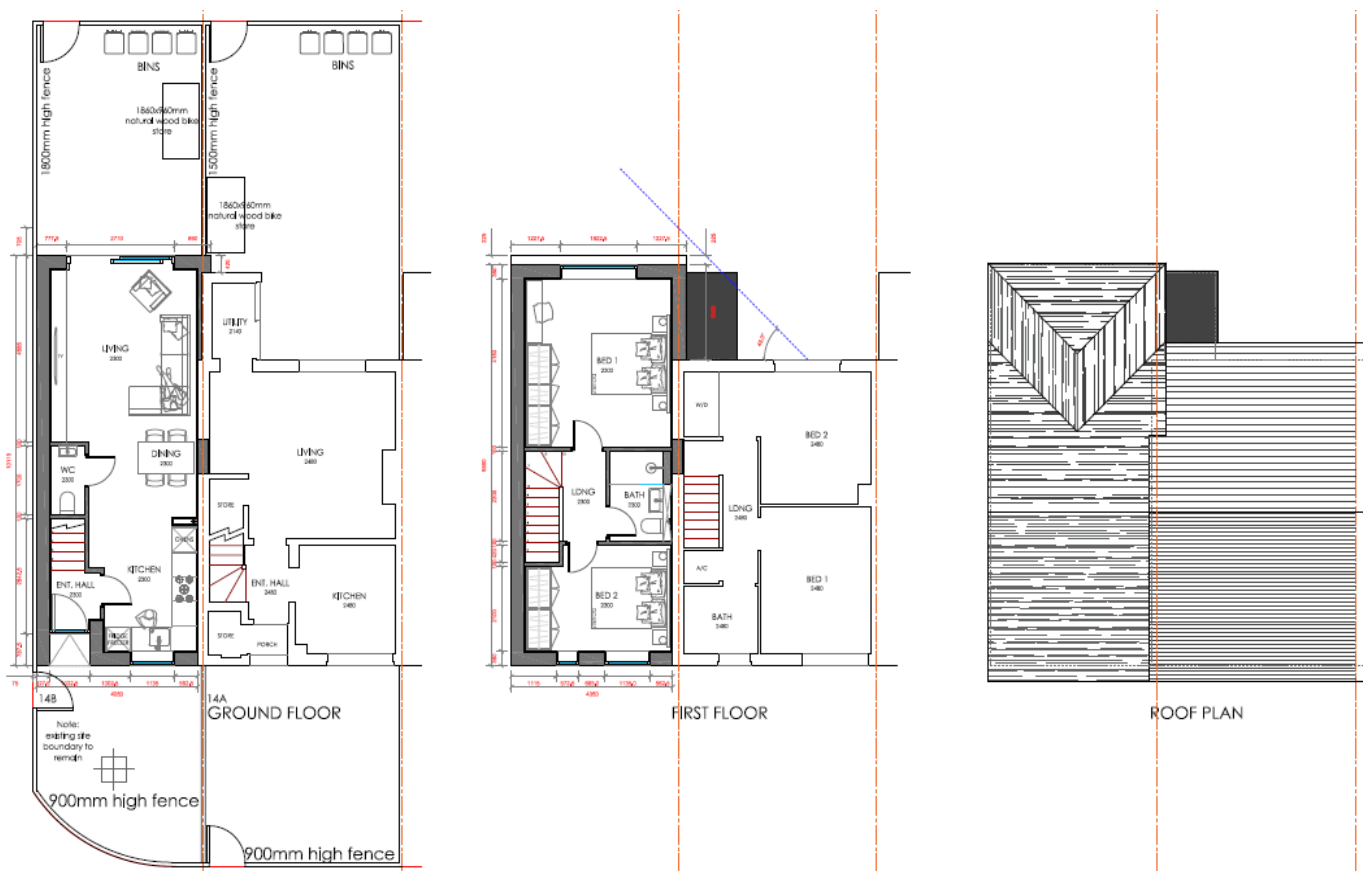
The siting, scale and massing of the proposed dwelling is therefore considered acceptable, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Design, appearance and impact upon visual amenity – The existing property, 14A, is constructed of red brickwork and concrete roof tiles with white uPVC windows and pebbledash decorative panels between the principle windows. The new dwelling is proposed to match the materials used in the rest of the terrace but with the addition of rendered panels instead of pebbledash and black uPVC instead of white, which is considered acceptable. A condition has been attached regardless, requiring samples/specifications to be submitted prior to works starting, in order to ensure the chosen materials adequately match existing and blend in with the original terrace.



The original plans showed a less detailed design, of which the principle windows, porch and roof height did not correspond with the rest of the terrace, which appeared incongruous and would have visually dominated the terrace. Negotiations took place to reduce the ridge height, assimilate the roof forms, resize the windows to ensure they sit in line with the rest of the terrace and to include a panel of render underneath the windows to tie in with the neighbouring properties, as well as install a porch canopy of the same width and height as existing. The resulting design is slightly more contemporary in style but retains the main design principles used in the original terrace which ensures the property assimilates into the street scene of Barrack Street without causing significant harm to the visual amenity of this area, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Residential amenity – The proposed property extends beyond the original rear elevation of No.14A by 2.33m, however given the relatively small projection, low hipped roof and distance from neighbouring windows to the shared boundary/party wall, this is not considered to cause an undue loss of light nor form an overbearing structure as viewed from No.14A. This property is the only residential dwelling within 12m of the proposal and therefore the only likely to be impacted by its massing. There are no windows proposed for the side elevations and the new front and rear windows are similarly placed to existing windows on the terrace and therefore would offer similar views to the rear of Brackley Avenue terrace and St George's Court flats. There are windows on the side elevation of No.18 Barrack Street, across the road from the site, facing the proposed new gable end, but these would be sited 12.6m away and therefore any loss of outlook is minimal. In addition to this, no objections were received from local residents notified of the application, hence the proposal is considered acceptable in terms of residential amenity, pursuant to policies DC1, DM1 and SP1.



Parking and highways – The property is deemed to be located in a highly sustainable and easily accessible location, within easy walking distance of Cornbrook metrolink station (8 mins) and Deansgate train station (14 mins). There is also a segregated cycle lane along Chester Road to the city centre and several bus stops nearby, hence Highways have not requested a parking space or EVC for this new dwelling. They did however request secure cycle storage,

which has been provided in the rear garden. Six of the eight properties on this terrace have driveways and there is a residents permit zone on this street, hence parking is not deemed to be an issues for an additional 2 bed house.

Drainage – The site is not located within a flood zone, nor an area of increased surface run off. The front and rear gardens feature paving as existing. The site has access to the existing mains drainage system for foul sewerage. United Utilities has requested a pre-commencement condition be attached requiring a drainage scheme.

Waste – There is a bin storage area proposed for the rear garden, with access from the street via a gate off the shared alley, which should enable easy transport of bins to the highway for collection, however no waste strategy has been submitted. Environmental Health requested several conditions, one of which related to waste, asking for a scheme for the storage and collection of waste to be submitted.

Contaminated land – Environmental Health also requested conditions be attached relating to contaminated land, given the brownfield nature of the site. Part A (preliminary risk assessment) and part B (verification report) have been attached.

Conclusion – The proposal complies with policies DC1 and DC7 of the UDP, policies DM1, SP1, H1 and EN1 of the Core Strategy and chapter 12 of the National Planning Policy Framework. It did not receive any objections and the revised scheme is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor cause substantial harm the visual amenity of the street scene. The proposed scheme is deemed acceptable, appropriate for the area, sustainably located and with adequate internal space, therefore development may commence in accordance with the following conditions and the approved plans.

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 polices 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/agent 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

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:

- Application form, stamped as received by the City Council as Local Planning Authority on the 26th July 2022
- Fence elevations '211', stamped as received by the City Council as Local Planning Authority on the 9th August 2022
- Proposed plans '201 E', stamped as received by the City Council as Local Planning Authority on the 8th November 2022
- Proposed elevations '210 E', stamped as received by the City Council as Local Planning Authority on the 8th 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) No development that is hereby approved shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm

- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no building extensions or roof alterations shall be permitted to the dwellinghouse hereby approved, other than that expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy

7) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. The details of the approved scheme 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 residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

8) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

9) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

10) Prior to works commencing on site, a drainage scheme shall be submitted to and approved by the City Council as Local Planning Authority. The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. Any drainage scheme submitted should consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The proposed design should give consideration to long term operability for the life of the assets. The development shall be subsequently carried out in accordance with the agreed scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into any elevation of the building hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) With regards to condition 7: The proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;

- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

Other details as per 'Waste Proforma v1.0' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy (10 units or below = low rise)

3) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

All garden boundary treatments adjacent to publicly accessible land In particular the rear boundary should be 2100mm.

Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible

Dusk til Dawn lighting should be installed on all external doors.

Any external bin store should be a secure, lockable and fire resistant enclosure.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Police

19 Anne Nuttall Road, Manchester, M15 4HN

6 Brackley Avenue, Manchester, M15 4FS

8 Barrack Street, Manchester, M15 4ER

26 Barrack Street, Manchester, M15 4ER

18 Barrack Street, Manchester, M15 4ER

St Georges House, 215 - 219 Chester Road, Manchester, M15 4JE

5 St George's Avenue, Manchester, M15 4FR

3 St George's Avenue, Manchester, M15 4FR

11 St George's Avenue, Manchester, M15 4FR

29 Barrack Street, Manchester, M15 4EN

17 Anne Nuttall Road, Manchester, M15 4HN

15 Anne Nuttall Road, Manchester, M15 4HN

8 Brackley Avenue, Manchester, M15 4FS

4 Brackley Avenue, Manchester, M15 4FS

2 Brackley Avenue, Manchester, M15 4FS

20 Barrack Street, Manchester, M15 4ER

14 Barrack Street, Manchester, M15 4ER

12 Barrack Street, Manchester, M15 4ER

10 Barrack Street, Manchester, M15 4ER

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: SOUTH AREA