

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134496/FO/2022
Date registered valid: 3 August 2022
Proposal: Erection of a detached dwellinghouse with associated landscaping and car parking.
Address: Land Off Dukefield Street, Manchester, M22 4WQ
Ward(s): Northenden Ward
Applicant: M Fitzgerald, M & C Fitzgerald Builders Ltd, 1 Chapel Road , Manchester , M22 4JN
Agent (if any): Stephen Lamb, Steve Lamb, 11 Princes Road, Stockport, SK4 3NQ
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 28 September 2022



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 11 August 2022

Standard consultations: Printed: 5 August 2022 Expired: 26 August 2022

Neighbour notifications: Printed: 5 August 2022 Expired: 26 August 2022

Site notice: Posted: 11 August 2022 Expired: 1 September 2022

Press advert: Published: 9 August 2022 Expired: 30 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Northenden Conservation Area 1979

Tree Preservation Order: Not applicable

The application relates to a small brownfield site off Dukefield Street within Northenden Conservation Area. The site is currently used as a builders storage yard, featuring large metal containers surrounded by a brick wall, located behind two rows of terraces on Royle Green Road.

Description of area

The area surrounding the site is predominantly residential in nature and characterised by two storey terraced brick dwellinghouses with small gardens on Royle Green Road to the east and two storey semi-detached dwellinghouses with larger gardens on Morrell Road to the west. The site is within easy walking distance of Northenden District Centre and its shops, eateries and transport links.

Description of development

The applicant wishes to develop this site for residential purposes, creating a detached two storey C3 dwellinghouse, with 5 bedrooms, a garden, 2-car driveway, cycle parking and EV charging point. Previously a pair of semi-detached properties with the same siting, massing and design were approved under reference 129138/FO/2021.

Consultations & Notification Responses

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

Highway Services – No objection to the proposal, but requested a construction management plan be submitted prior to commencement of works.

Environmental Health – Requested the following conditions be attached:

- Refuse scheme to be submitted prior to occupation - condition attached.
- Air quality – EVC has been shown on the plans and has been conditioned.
- Contaminated land – conditions (part a and b) attached.
- Construction and demolition hours – condition attached.

Neighbourhood Team Leader (Arboriculture) – No comments received, however previous comments, to extant permission for two dwellinghouses (129138/FO/2021) were: *I have visited the site and I can confirm that the proposals are more than accommodating considering the two groups of trees are self-set, low quality specimens. The root protection methods are adequate for this site.*

Greater Manchester Police – *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.*

- *Dusk til Dawn lighting should be installed on all external doors in particular the side elevation.*

- *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.

Plans already showed a 2.1m high rear fence and the rest have been added as an informative.

Northenden Civic Society – No comments received.

Northenden Village Partnership – No comments received.

Policies

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

Unitary Development Plan (UDP, 1995) - 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
- Policy DC18 - Conservation Areas

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 H7 - Wythenshawe
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Manchester Residential Quality Guidance (2017)

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

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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



Issues

Principle – The two storey detached property (C3 market housing) would be located on a small (0.01 hectare) brownfield site, previously used as a builders storage yard. It is not considered backland development, as it already features access to Royle Green Road via the unadopted Dukefield Street. Hence, the principle of building a 5 bed dwelling house is acceptable, however consideration must be given to the siting, scale and massing and appearance of the proposals, as well as the impact upon existing levels of residential and visual amenity and the degree of harm caused to the conservation area.

Siting, scale and massing – The plot is approximately 21.6m x 13.1m, with the dwelling house measuring 13.1m in width, 8m in depth and 8.8m in height, which is the same height as the terrace to the north-east (No.22 Royle Green Road) and slightly less than the terrace to the south-east (No.24). In considering the heights and type of properties along Royle Green Road, the scale and massing of the proposal is acceptable. The property would be angled to fit the plot, so that the frontage faces south-east rather than east to face the street. The property would feature 205m² of floorspace, which far exceeds the recommended space standard for a five bed dwelling.

Landscaping and boundaries – The property would also feature an approx 115m² lawned garden to the front, side and rear, plus a paved driveway to the side, which would provide adequate amenity space for a family. The side and rear boundaries would feature timber fencing, 2.1m in height at the request of Greater Manchester Police, and the front boundaries would feature 1.4m high brick walls. The 2-car driveway would be constructed of permeable paving to aid with sustainable drainage of the site.

Design, appearance and impact upon Conservation Area – The existing site is arguably an eyesore for most residents living in the vicinity as it consists of unkept, overgrown land and industrial/shipping containers, hence the development of this site will improve the area.

The property is to be built of brickwork, slate to respect the local vernacular of Northenden Conservation Area. A condition has been attached requiring samples and specifications of materials to be used to be submitted to and approved by the LPA prior to works starting. The red brick property would feature a slate gable roof with small pitched dormer windows in the front slope and rooflights. It would also feature decorative brick banding, stone cills and soldier courses for the timber windows and a small canopy over the front door. At the rear there would sit a small single storey projection spanning the full width of the property, with rooflights within the mono-pitched slate roof. The site is located on the edge of Northenden CA, 5m in from its western boundary. The design includes features and materials inherent to surrounding properties within the conservation area, including red brick, gable slate roof, chimneys, white painted timber fenestration and soldier courses from the terraces along Royle Green Road, and dormer windows from the dwellings located on the nearby Gartmore Close. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal replicates the important features of the area and no structures of architectural or historic significance are proposed to be demolished to make way for the development. Due to the design and siting it is not considered that the proposal will have an unduly detrimental impact upon the character of the Northenden Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – A condition has been attached requiring a construction management plan be submitted to and approved by the LPA prior to the commencement of works which will address this query. No comments or objections were received following the neighbour consultation and site notice. The proposed dormer windows for the 2nd floor bedrooms would face toward the rear garden of No.41 Morrell Road and the yards of the terrace to the south-east, would have obscurely glazed lower panes to be conditioned. The rest of the windows within the front elevation of the proposed dwelling are not considered to overlook these plots to a greater degree than is already afforded by the surrounding houses. The rear windows at first floor will face towards a block of apartments however this would be at a distance of approximately 25m and the side elevation is to feature 2 small obscurely glazed windows, for bathrooms, which would face the rear elevation of the estate agents, which has no first floor rear window facing the proposed gable. The proposal is considered acceptable in terms of residential amenity, pursuant to policies DC1, DM1 and SP1.

Parking and highways – The property will have its own off-street parking space (for 2 cars) and as Highways stated the number of trips generated by the addition of 1 dwellings is unlikely to increase noticeably or put pressure on the existing highway. There is also cycle storage for two bikes adjacent to this and an EVC point. This arrangement was acceptable to the Highways team and the only condition requested related to a construction management plan, to be submitted prior to works starting.

Drainage – The site is not located within a flood zone. The front and rear gardens feature lawned areas and the driveway and path are to be laid with porous block paving to allow rainwater to soak through. The site has access to the existing mains drainage system for foul sewerage. United Utilities provided a condition requiring the applicant to submit a drainage scheme in accordance with their surface water drainage hierarchy, prior to works starting on site.

Waste – Environmental Health requested several conditions, one of which related to waste, asking for a waste scheme to be submitted. It has been noted that the site plan shows 4no standard 140L bins on the driveway of the property, with easy access to the rear gardens and to the edge of Royle Green Road for collection, which is acceptable. However, details of a bin store are still required.

Contamination – The site is a brownfield site previously used for an industrial use. The design and access statement states that the attached Phase 1 Site Investigation and Preliminary Risk Assessment estimates that various risks are between very low and moderate, but there is no indication that the site cannot be safely developed with appropriate precautions. Environmental Health requested a contaminated land condition be attached, which requires part a) watching brief and part b) verification report, to be submitted and approved.

Crime and security – Greater Manchester Police were consulted and made several requests. These included ‘dusk til dawn’ security lighting on external doors, 2.1m high boundary treatment to the rear and along the side of the driveways and laminated glazing and secure doors. The design and access statement states all windows and doors comply with standards required by GMP’s Secured by Design initiative as set out in their “Homes 2016” guidance document. The boundary walls and fencing to the sides and rear have been increased to 2.1m in line with this advice and the rest has been attached as an informative.

Sustainability – The design and access statement states that the dwellings will be designed to exceed the requirements of the Building Regulations Approved Document L1A Conservation of Fuel and Power in New Dwellings through a fabric first approach. The house will be equipped with a 7.2kW electric vehicle charging point and cycle storage facilities. The redevelopment of a brownfield site within the urban area, close to a wide range of facilities and good public transport links ensures this forms a sustainable development.

Conclusion – The proposal complies with policies DC1, DC7 and DC18 of the UDP, policies DM1, SP1, H1, H7, EN1 and EN3 of the Core Strategy and the National Planning Policy Framework. It received no objections and it 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 and would cause less than substantial harm to the Northenden Conservation Area that would be outweighed by the public benefit of appropriate family housing. The proposed scheme is deemed acceptable, appropriate for the area and sustainable and as such. development may commence in accordance with the following conditions and 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 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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan

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
- 'Planning, Design, Access and Heritage Statement'
- Drawings: '22 350 PL100', '22 350 PL101' and '22b 350 PL102'
- 'WALLPOD:EV' specification
- Permeable block paving specification
- 'Access' cycle store specification
- Arboricultural method statement

Stamped as received by the City Council as Local Planning Authority on the 26th July 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 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) Before first occupation the lower half of the second floor dormer windows in the front elevation, facing the rear garden of No.41 Morrell Road, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Before the development is occupied, 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, including details of a secure store to house 4no bins. The approved scheme shall be implemented prior to first occupation and remain in situ thereafter.

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) The hard and soft landscaping scheme approved by the City Council as local planning authority, shown on drawing 'PL100 P2', shall be implemented not later than 12 months from the date of commencement of works.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) The car parking spaces hereby approved shall be laid out and made available for use before first occupation of the dwellinghouses. The car parking spaces shall remain in-situ for the duration of the development.

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

10) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- a) Evidence of community engagement with adjoining residential occupiers with regard to construction management arrangements. In particular, that residents have been notified in

writing with respect to the timescale for the commencement and completion of development, hours of work and site access arrangements.

- b) Details of an emergency telephone number.
- c) Dust suppression measures.
- d) Compound locations where relevant.
- e) Location, removal and recycling of waste.
- f) Parking and routing of construction vehicles.
- g) Sheeting over of construction vehicles.
- h) The washing of contractor wheels and access roads.

Development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and in the interest of air quality, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

11) 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.

12) 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.

13) 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.

14) The proposed 7.2kW charging point for electric vehicles, shown on drawing 'PL001 P2', shall be implemented in accordance with the approved plans and shall be in place prior to the occupation of the property.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Northenden Civic Society
Northenden Village Partnership

19 Royle Green Road, Manchester, M22 4WQ
26 Royle Green Road, Manchester, M22 4NG
15 Royle Green Road, Manchester, M22 4WQ
28 Royle Green Road, Manchester, M22 4NG
20 Royle Green Road, Manchester, M22 4NG
18 Royle Green Road, Manchester, M22 4NG
Flat 1, 8 Royle Green Road, Manchester, M22 4NG
Flat 2, 8 Royle Green Road, Manchester, M22 4NG
Flat 3, 8 Royle Green Road, Manchester, M22 4NG
Flat 4, 8 Royle Green Road, Manchester, M22 4NG
Flat 5, 8 Royle Green Road, Manchester, M22 4NG
Flat 6, 8 Royle Green Road, Manchester, M22 4NG
22 Royle Green Road, Manchester, M22 4NG
23 Royle Green Road, Manchester, M22 4WQ
21 Royle Green Road, Manchester, M22 4WQ
17 Royle Green Road, Manchester, M22 4WQ
24 Royle Green Road, Manchester, M22 4NG
16 Royle Green Road, Manchester, M22 4NG
39 Morrell Road, Manchester, M22 4WJ

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 - Northenden Conservation Area 1979

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Middle)

Area Team Boundary - Name: SOUTH AREA