

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133764/FO/2022

Date registered valid: 13 May 2022

Proposal: Installation of replacement windows to front and side elevations

Address: Trustee Savings Bank, Hale Top, Manchester, M22 5RB

Ward(s): Woodhouse Park Ward

Applicant: Mr Andrew McFadyen, TSB Bank Plc, Henry Duncan House, 120 George Street, Edinburgh, EH2 4LH

Agent (if any): Mr Alistair Hawkins, Alistair Hawkins Architect Ltd, 32A Drummond Place, Edinburgh, EH3 6PW

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 July 2022



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 07.06.2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 31 May 2022 Expired: 21 June 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a single storey red and buff brick building situated on the western corner of Hale Top within the Wythenshawe Civic Centre. The building has ramped access either side of the west-facing front entrance and windows along this and part of the south-facing side elevation.

Description of area

The property is situated on the edge of the commercial core with retail and café land uses in close proximity. The front elevation overlooks a wide pedestrianised walkway which runs parallel to the Metrolink line and Wythenshawe Town Centre stop a few metres to the north-west. The town centre bus station and Forum Centre are also within view of the site.

Description of development

Installation of replacement windows to front and side elevations.

The windows in situ are elongated dark grey aluminium frames with clear double-glazing. They are proposed to be replaced with aluminium frames finished in RAL 9006 (Light grey) to the same aperture size and including 1no. new window on the western elevation. The glazing is to be replaced with double-glazing including an 11.5mm outer pane of anti-bandit glazing.

There are other elevational alterations proposed which includes a new white metal fascia and signage. These are dealt with under the accompanying application 133765/AO/2022.

Consultations & Notification Responses

The application was notified to 10no. neighbouring businesses and residential occupiers; no comments were received.

Policy

The Development Plan

The Development Plan consists of: The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995). The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The policies or parts of policies relevant to this particular scheme within the Core Strategy and Unitary Development Plan are as follows:

Saved UDP policy DC14.1 – Shopfronts

This policy requires that shopfronts are in keeping with the character of the area and respect the design, style and proportions of the building, including any fascia's.

Manchester Core Strategy Development Plan Document (July 2012)

Policy SP1 - Spatial Principles

The regional centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.

The city is covered by regeneration area including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the relevant Strategic Regeneration Framework (SRF).

Development in all parts of the city will be consistent with the core development principles and aim to make a positive contribution to neighbourhoods of choice, including:

- Creating well-designed places that enhance or create character
- Make a positive contribution to the health, safety and wellbeing of residents
- Consider the needs of all members of the community
- Protect and enhance the built and natural environment
- Minimise emissions and ensure efficient use of natural resources
- Use previously developed land wherever possible
- Improve access to jobs, services, education, open space
- Be located so as to reduce the need to travel/accessible to public transport

Policy DM1 'Development Management' - All development should have regard to a variety of specific issues, which include:

- Design (Siting, layout, scale, form, massing, materials and detail)
- Impact on surrounding impact in terms of design/appearance and character
- Effects on amenity (Privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety, traffic generation)
- Accessibility (disabled access, public transportation)
- Community safety and crime prevention
- Design for health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and parking
- Biodiversity, landscaping, archaeological and built heritage
- Green infrastructure, including open space (public and private)
- Flood risk and drainage
- Existing and proposed hazardous installations
- Sustainable construction techniques (BREEAM)

Issues

Visual Amenity - Elevational alterations

Altering the front elevation to meet the needs of the business is essential for it to continue to trade successfully. The proposal in this application complements both the internal works to

provide a more open plan layout with informal meeting areas and a reduced counter, and external signage.

The proposal replaces existing windows with double-glazing and a tougher exterior glazed pane of 11.5mm depth anti-bandit glass. This will sit within new aluminium frames to the same dimensions as the existing, but colour-coated a lighter grey (RAL 9006). An additional window of the same dimensions is proposed on the north-western elevation to the left of the existing row of 8no. windows. This is to be fitted with solid privacy glazing to enable a meeting space in this area to maintain confidentiality. There are no concerns with this addition to the main frontage which is presently solid brick.

There are no alterations to the size of the apertures and no objections to the proposed colour change which forms part of the wider suite of works to upgrade the appearance of the bank.

The character of the building is unaltered, and the upgraded windows is welcomed in maintaining the upkeep and appearance of the building which has high visibility to passing pedestrians and tram traffic. The overall appearance of the building will therefore increase in standard which will have a positive impact on the appearance of the Civic Centre.

In conclusion, the proposal accords with saved UDP policy DC14.1 and Core Strategy policies SP1 and DM1.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application was notified to 10no. neighbouring occupiers; no comments were received, and the application has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 received on the 13th of May 2022:

Application form
Location Plan
Existing Floor Plans
Existing Elevations
Proposed Floor Plans
Proposed Elevations

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.

Appendix 1 – List of consultees & neighbours notified

33 Poundswick Lane, Manchester, M22 9PQ

25 Hale Top, Manchester, M22 5RN

Halifax Building Society, Hale Top, Manchester, M22 5RB

Coral, 24 Hale Top, Manchester, M22 5RN

Wythenshawe Forum Library, The Forum Centre, Forum Square, Manchester, M22 5RX

Kiosk 5, Ainley Road, Manchester, M22 5RB

Kiosk 4, Ainley Road, Manchester, M22 5RB

Kiosk 3, Ainley Road, Manchester, M22 5RB

Kiosk 2, Ainley Road, Manchester, M22 5RN

Kiosk 1, Ainley Road, Manchester, M22 5RN

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 15M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH