

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133692/FH/2022

Date registered valid: 5 May 2022

Proposal: Provision of a hard standing to the front garden with vehicle crossing

Address: 15 Merrow Walk, Manchester, M1 7JN

Ward(s): Ardwick Ward

Applicant: Mr Ian Rothwell Northwards Housing Ltd Unit 11, Hendham Vale Industrial Park, Vale Park Way, Crumpsall, M8 0AD

Agent (if any): Mr Ian Rothwell Northwards Housing Ltd Hendham Vale Industrial Estate, Hazelbottom Road, Vale Park Way, Manchester, M8 0AD

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 June 2022

Standard consultations:

Printed: 18 May 2022 Expired: 8 June 2022

Neighbour notifications

Printed: 18 May 2022 Expired: 8 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a dwelling within a 3-storey block of flats which has a dual frontage facing both Merrow Walk and Litcham Close. There is defined boundary treatment and gated access along both Merrow Walk and Litcham Close elevations. Off-street car parking for this block of flats taken from the Litcham Close frontage (where there are drop kerbs in place), including allocated residents car parking, also along Litcham Close and the surrounding streets. The existing amenity space of the application site (Litcham Close elevation) is defined in-part by grassed areas, tarmac hardstanding, and paving flags. There is also an existing small timber frame shed and a tree within this site.

Description of development

The submitted plan relates to the provision of a hard standing to the front garden with a vehicle crossing. The proposed development would be along the Litcham Close elevation.

There are existing drop kerbs present along Litcham Close, including in front of the proposed site. The existing small timber frame shed and tree within the proposal site would be retained

as part of this application; although the applicant has indicated that the existing tree may be pruned.

In terms of the submitted proposal, it is intended to widen the existing flagged pathway to the front entrance, and increase to the existing area of hardstanding (bitmac) by approximately 5 square metres.

Consultations & Notification Responses

1. Neighbours

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Highways

At present, the level of information provided within the submission is insufficient in order for Highways to provide a full assessment of the application.

The application form suggests that one off-street car parking space will be provided. Whilst the principle of in-curtilage parking is acceptable, the applicant should verify that the length of the driveway is sufficient so that the vehicle does not overhang on the footway.

Each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions.

Further clarification is required to confirm the address of the access point for the driveway and if a dropped kerb for access is required. If a dropped kerb is required and the planning application is approved the applicant would be required to enter into a section 184 agreement at their own cost. This will need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via the Contact Centre on 0161 234 5004.

All boundary treatment should be visually permeable upwards of 600mm.

The applicant is advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

3. Flood Risk Management

The information uploaded to the Planning Portal 05 May 2022 has been considered.

The additional m2 of hardstanding has not been specified, however it can be approximated as around 5m2 from the drawings provided.

Considering the guideline threshold for requiring permeable surfacing, the extent of existing hardstanding, and the proposed drainage, we do not consider a Condition necessary in this case.

They advise the scheme can be approved with no condition required, but recommend the following Informative is included in the Decision Notice:

Informative

We encourage the use of permeable surfacing to prevent the increased risk of flooding and improve and protect water quality. We recommend considering green SuDS components to mitigate for any loss of permeable area.

4. Environmental Health

No comments regarding application on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)
- o Policy EN 14 (Flood Risk)
- o Policy EN 17 (Water Quality)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals.

ISSUES

Principle of development

The application to widen the existing flagged pathway to the front entrance, and increase to the existing area of hardstanding (bitmac) by approximately 5 square metres. to the front garden with a vehicle crossing is acceptable in principle. Notwithstanding this, consideration must be given to design and the proposal's impact upon existing levels of residential amenity.

Residential and Visual Amenity

Impact of works (Provision of hard standing to the front garden with vehicle crossing) -
The proposed works would enable the occupier of 15 Merrow Walk to adapt their property to meet their needs, without unduly detrimentally affecting the character and appearance of the

street scene, or the amenities of the occupiers of neighbouring properties, and therefore, it is considered that the scale of the development in relation to the surrounding context would be acceptable in this location in this instance.

Impact of works (Design and appearance) - In design terms, it is intended to use matching materials, which would be consistent with those in situ.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Highways) - Whilst the comments from Highways have been duly considered, the existing number of off-street car parking space will be unaffected. The submitted information indicates that the proposal would be along the Litcham Close elevation, and as there is an existing dropped kerb in place along this elevation, the proposed development is unlikely to unduly impact on the adjacent highway and is therefore acceptable. In addition, the existing boundary treatment would also be unaffected, and as a result, there would be no adverse impact to visual permeability or the adopted footway or highway.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Impact of works (Flood Risk Management) - The proposed development would include the provision of an ACCO drain to the side of the proposed extended area of hardstanding, and is considered to be acceptable within the context of impacts to localised flooding, however, it is proposed to attach an informative note to the applicant advising of the need for an appropriately designed and constructed drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure maintenance of the surface water drainage system.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2, EN19, EN14 and EN17 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, the local planning authority had no concerns to raise with the agent but have attached the relevant conditions.

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:

- o Householder Application form, received by the City Council as Local Planning Authority on 05 May 2022.
- o Location Plan, with application site edged in red, received by the City Council as Local Planning Authority on 05 May 2022.
- o Site Plan, received by the City Council as Local Planning Authority on 05 May 2022.
- o Existing and Proposed Plans Hardstanding Plans, 001, received by the City Council as Local Planning Authority on 05 May 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 materials to be used to form the surface of the area of hardstanding hereby approved shall match those on the existing site.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informatives

1) The use of permeable surfacing to prevent the increased risk of flooding and improve and protect water quality, and it is recommended green SuDS components to mitigate for any loss of permeable area are considered.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

25 Penfield Close, Manchester, M1 7JL
29 Penfield Close, Manchester, M1 7JL
29 Mancroft Walk, Manchester, M1 7FW
7 Litcham Close, Manchester, M1 7FN
9 Merrow Walk, Manchester, M1 7JN
35 Merrow Walk, Manchester, M1 7JN
33 Merrow Walk, Manchester, M1 7JN
31 Merrow Walk, Manchester, M1 7JN
29 Merrow Walk, Manchester, M1 7JN
27 Merrow Walk, Manchester, M1 7JN
17 Merrow Walk, Manchester, M1 7JN
13 Merrow Walk, Manchester, M1 7JN
11 Merrow Walk, Manchester, M1 7JN
27 Penfield Close, Manchester, M1 7JL
27 Mancroft Walk, Manchester, M1 7FW
15 Mancroft Walk, Manchester, M1 7FW
13 Mancroft Walk, Manchester, M1 7FW
5 Litcham Close, Manchester, M1 7FN
407 Abbey Hey Lane, Manchester, M18 8RB
399 Abbey Hey Lane, Manchester, M18 8RB
14 Redacre Road, Manchester, M18 8RU
12 Redacre Road, Manchester, M18 8RU
13 Redacre Road, Manchester, M18 8RU
5 Redacre Road, Manchester, M18 8RU
409 Abbey Hey Lane, Manchester, M18 8RB
411 Abbey Hey Lane, Manchester, M18 8RB
413 Abbey Hey Lane, Manchester, M18 8RB
415 Abbey Hey Lane, Manchester, M18 8RB
2 Abbey Close, Manchester, M18 8BY
4 Abbey Close, Manchester, M18 8BY
1 Union Street, Gorton, Manchester, M18 8RT
3 Union Street, Gorton, Manchester, M18 8RT
5 Union Street, Gorton, Manchester, M18 8RT
7 Union Street, Gorton, Manchester, M18 8RT
381 Abbey Hey Lane, Manchester, M18 8RB
379 Abbey Hey Lane, Manchester, M18 8RB
St Georges Residential Home, Abbey Hey Lane, Manchester, M18 8RB
9 Louvaine Close, Manchester, M18 8SJ
8 Louvaine Close, Manchester, M18 8SJ
St Georges Rectory, 10 Redacre Road, Manchester, M18 8RU
16 Redacre Road, Manchester, M18 8RU
17 Redacre Road, Manchester, M18 8RU
15 Redacre Road, Manchester, M18 8RU
11 Redacre Road, Manchester, M18 8RU
9 Redacre Road, Manchester, M18 8RU
7 Redacre Road, Manchester, M18 8RU
3 Redacre Road, Manchester, M18 8RU
1 Redacre Road, Manchester, M18 8RU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH