

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132438/FO/2021

Date registered valid: 8 December 2021

Proposal: Elevational alterations together with erection of a single storey linked corridor to the adjoining Health Centre in association with the use of the building for offices and associated ancillary space

Address: Alexandra Park Health Centre, 2 Whitswood Close, Manchester, M16 7AP

Ward(s): Moss Side Ward

Applicant: Ms Teague, NHS Property Services, Alexandra Park Health Centre, 2 Whitswood Road, Manchester, M16 7AP

Agent (if any): Mr A Harrison, Urban Design & Consult Ltd, Unit 9, Dinting Lane Industrial Estate, SK13 7NU

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@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: 26 January 2022

Standard consultations: Printed: 20 December 2021 Expired: 10 January 2022

Neighbour notifications: Printed: 20 December 2021 Expired: 10 January 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 a single storey disused pharmacy building, which sits adjacent to the main part single part two storey health centre. Both are constructed of red brick with hipped roofs and the site includes a carparking and landscaping.

Description of area

The site is located on Whitswood Close, off Westerling Way in Moss Side. The surrounding streets are residential in nature and benefit from their proximity to Alexandra Park and Withington Road's bus routes and shops.

Description of development

The applicant, NHS Property Services, is seeking permission to build a glazed extension linking the pharmacy building to the rest of the centre, along with elevational alterations and minor external alterations necessary for the conversion of the pharmacy to offices ancillary to the health centre.

Consultations & Notification Responses

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

Environmental Health – No objection to the proposal but requested a condition be attached controlling the hours of demolition and construction, however this is not necessary for this type of application.

Flood Risk Management – No objection to the drainage strategy and requested a SuDS informative be attached.

Policies

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

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

The National Planning Policy Framework (NPPF, 2021):

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

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

Issues

Principle – The proposal seeks to make alterations to the pharmacy/garage building, by installing a glazed corridor, linking it to the rest of the health centre, converting the space inside into two ancillary offices and a kitchen/staff room, along with new windows, doors and a new access ramp. The proposed works are considered to be acceptable in principle, however, consideration must be given to the proposal's siting, scale, appearance, accessibility and potential impacts upon residential and visual amenity.

Siting and scale – Within the existing courtyard between the two buildings a small brick extension is proposed, 3.8m in width and 5.3m in depth, with a height of 2.7m. This would house the kitchen area. Adjacent to this a glazed corridor is proposed, to link the two buildings, with a width of 1.65m and an overall depth of 15m, only projecting beyond the original footprint by 1m at the rear. Adjacent to the rear door a new ramp is proposed, with a width of 3.8m, a depth of 1.5m and a platform height of 0.15m (gradient of 1:12) with a 1m high handrail. Another similar ramp is proposed within the internal courtyard facilitating access to the internal door. The works are sited wholly within the site, well away from shared boundaries and are considered both subservient and appropriately scaled, pursuant to policies DM1 and SP1.

Design, appearance and impact upon visual amenity – From the public highway changes to the frontage include bricking up the existing shopfront, inserting high level windows and removing the ramp, plus a new gate to the courtyard and new paving around the entrance to match existing. To the southern side elevation three new windows and a side door are proposed, to match existing. To the rear the flat roofed glazed corridor and extension will be visible, with a glazed entrance and new concrete ramp with yellow handrails to match existing. This element is not readily visible from the public highway and therefore will not form a prominent feature within the street scene. Overall the works are considered relatively minor for the size of the site, whilst in-keeping with the character of the existing health centre, and will be constructed from matching materials, which has been conditioned.

Residential amenity – The health centre is an important asset for the local community and these works will allow the space within the centre to be better utilised. Due to the nature of

these minor works, within the site away from shared boundaries, it is not considered to negatively impact upon residents of the surrounding streets. Although the use is changing from pharmacy (class E.e) to ancillary offices (class E.g(i)), this is permitted development and is not expected to lead to a noticeable increase in visitors or on-street parking. The proposed extension and new windows will not overshadow or overlook nearby properties and no objections were received from local residents.

Flood Risk – A flood risk assessment was requested from the agent due to the location within flood zone 2. The report received was forwarded to MCC Flood Risk Management who accepted its findings and recommended a SuDS informative be attached.

Conclusion – No objections have been received from the local residents nor any other consultees and the proposal complies with policies SP1, EN1 and DM1 of the Core Strategy, therefore development may commence in accordance with the approved drawings and the following conditions.

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. 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 documents and drawings:

- Design and access statement

- Dwgs: P.01, P.02 and P.04

Stamped as received by the City Council as Local Planning Authority with the application form on the 8th December 2021 and:

- Flood Risk Assessment

Stamped as received by the City Council as Local Planning Authority with the application form on the 6th June 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 external elevations of the development hereby approved shall be built in accordance with the materials specified upon the submitted Design and Access Statement, including:

- Brickwork to match existing

- Brown uPVC windows to match existing

- Paving and yellow handrails to match existing

Reason - In the interests of the character and appearance of the building, and visual amenity of the street scene, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

Informatives

1) The applicant should design and construct a drainage system (SuDS) to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Right, 2 Whitswood Close, Manchester, M16 7AW

Flat 10, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 8, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

1 Triscombe Way, Manchester, M16 7TX

Flat 4, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 3, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 2, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 1, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 11, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 9, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 7, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 6, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

Flat 5, Kwanzaa House, 100 Alexandra Road, Manchester, M16 7FB

49 Westerling Way, Manchester, M16 7AW

2 Triscombe Way, Manchester, M16 7TX

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

Flood Zones Type 2 (low to medium risk)

Susceptible to Surf Water Flood (Less)

Area Team Boundary - Name: SOUTH