

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133637/VO/2022

Date registered valid: 5 May 2022

Proposal: CITY COUNCIL DEVELOPMENT Change of use from dwelling (caretakers bungalow) to school offices (Class F1) with associated external alterations

Address: School Bungalow , College Road, Manchester, M16 0AA

Ward(s): Whalley Range Ward

Applicant: Ms Sue Lamb Manley Park Primary School School Bungalow , College Road, Manchester, M16 0AA

Agent (if any): Mrs Amy Axon Guy Taylor Associates Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.06.2022

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit: 20 May 2022

Standard consultations:

Printed: 18 May 2022 Expired: 8 June 2022

Neighbour notifications

Printed: 18 May 2022 Expired: 8 June 2022

Site notice

Posted: 20 May 2022 Expired: 10 June 2022

Press advert

Published: 24 May 2022 Expired: 14 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

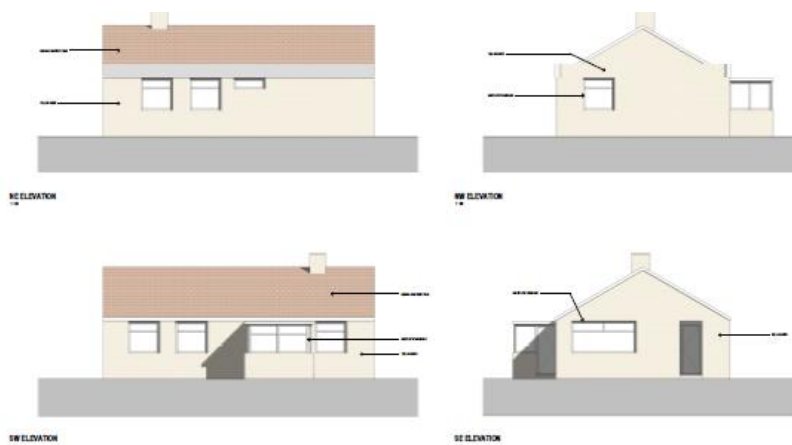
Description of site/building

This application relates to the former caretakers bungalow situated within the grounds of the school. The building has a simple rectangular footprint with a dual pitch roof. There is a porch on one site. It has no dedicated grounds.

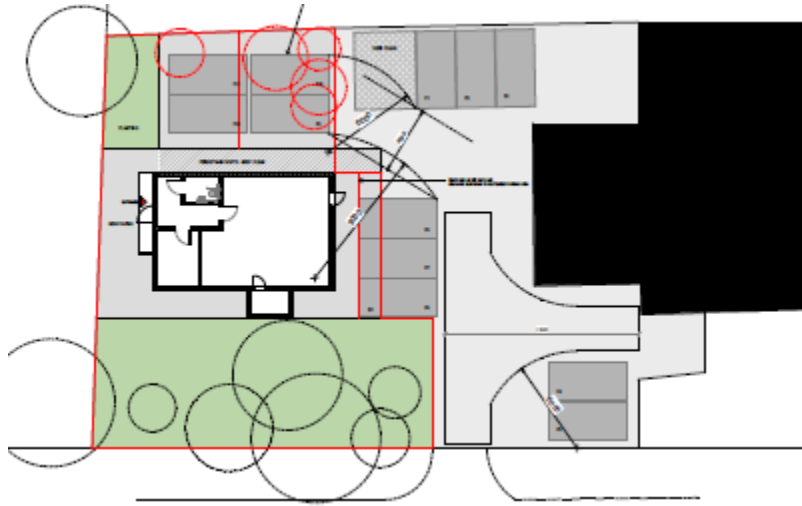


The building is largely invisible from outside the site,

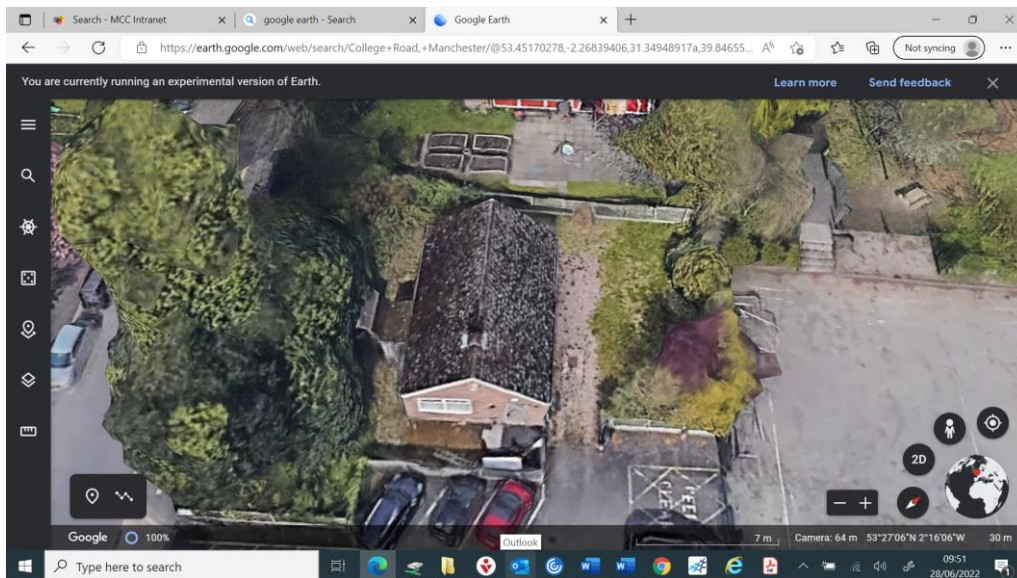




It is also proposed to modify the parking by creating 6 additional parking spaces.



As part of the development five large shrubs will be removed



Source Google Earth

Consultations & Notification Responses

Local residents

No representations received

Highways

-The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of local bus services.

-It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

-Whilst there are no issues in relation to the increased parking provision, Highways would query the proposed layout in terms of facilitating vehicle movements. The double stacked arrangement for parking bays P9 to P12 is acceptable, however a vehicle manoeuvre out of bay P11 or P12 would be challenging if bays P9 and P1 are occupied.

-20% of the bays should have electric vehicle (EV) charging provision (min 7kW) which equates to 2 spaces with the infrastructure provided (ducting) to allow for future EV conversion. Highways would recommend that some provision is made for secure and sheltered cycle parking.

-No waste management details have been provided so we assume that the existing arrangements remain applicable.

-Pedestrian access arrangements include a designated walking route within the forecourt which is acceptable to us.

-The existing vehicle access remains unaffected

Neighbourhood services (Arboriculture)

No objections to the proposal

Environmental Protection

Have requested an air quality condition.

Issues

Principle

The principle of the proposed development was established with the granting of planning permission reference 131167/VO/2021 which is at this time extant.

Design

The proposed external alterations are designed to compliment the original brick finish whilst giving a contemporary feel. There are no issues with the design of the proposed alterations to the building.

Use

The use of the premises as offices for the school is considered appropriate. The range of alternative uses in Class F1 is limited and it is considered unnecessary to limit the use within the class.

Loss of family Accommodation

This is a small property and whilst it could be suitable for someone who is downsizing it is considered that its location within the school grounds could cause conflict both between the uses and potential safeguarding issues. On this occasion the loss of a dwelling it is considered could be treated as an exception.

Parking

The proposed development will increase the parking available at the front of the building from 6 to 12 spaces. The additional spaces are considered acceptable and only result in a small increase in the amount of hardstanding.

Refuse

The refuse arrangements are not affected by the proposal.

Cycles

The applicant indicates that there substantial existing secure cycle parking facilities within the campus. On which basis it is considered unnecessary to provide any additional capacity.

EV Charging points

Revised plans show a single EV charging point being provided in one of the six new spaces. This is considered acceptable.

Trees

The Arborist has indicated that there are no objections to the proposed works. The site already has a substantial amount of tree and shrub coverage and those that are lost to the development are in the main only visible from inside the site.

Air Quality

The proposed development retains and reuses an existing building which is considered to be a positive measure. The site already caters for cyclists and with the provision of the EV charging point it is considered that for a development of such small scale no further measures are required.

Conclusion.

This is the reworking of a previously approved scheme and it is considered that there are not substantive changes that would warrant refusing consent.

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 have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:

21-0047-20A-001 revision PO3 received 7 June 2022

21-0047-20A-002 revision P03 received 7 June 2022

Tree Survey by Landscape Design (two documents) received 28 April 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

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) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) Before the building is occupied the EV charging point shown on the approved drawings shall be installed and available for use.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

161 College Road, Manchester, M16 0AA
151 College Road, Manchester, M16 0AA
155 College Road, Manchester, M16 0AA
Top Flat, 197 Upper Chorlton Road, Manchester, M16 0BH
149 College Road, Manchester, M16 0AA
Flat 3, 173 Upper Chorlton Road, Manchester, M16 9RT
Flat 6, 173 Upper Chorlton Road, Manchester, M16 9RT
47 Woodlawn Court, Manchester, M16 9RJ
44 Woodlawn Court, Manchester, M16 9RJ
173 Upper Chorlton Road, Manchester, M16 9RT
157 College Road, Manchester, M16 0AA
153 College Road, Manchester, M16 0AA
147 College Road, Manchester, M16 0AA
197 Upper Chorlton Road, Manchester, M16 0BH
159 College Road, Manchester, M16 0AA
Manley Park Primary School, College Road, Manchester, M16 0AA
Flat 5, 173 Upper Chorlton Road, Manchester, M16 9RT
Flat 4, 173 Upper Chorlton Road, Manchester, M16 9RT
Flat 2, 173 Upper Chorlton Road, Manchester, M16 9RT
Flat 1, 173 Upper Chorlton Road, Manchester, M16 9RT
48 Woodlawn Court, Manchester, M16 9RJ
46 Woodlawn Court, Manchester, M16 9RJ
45 Woodlawn Court, Manchester, M16 9RJ
43 Woodlawn Court, Manchester, M16 9RJ
42 Woodlawn Court, Manchester, M16 9RJ
41 Woodlawn Court, Manchester, M16 9RJ
40 Woodlawn Court, Manchester, M16 9RJ
39 Woodlawn Court, Manchester, M16 9RJ
38 Woodlawn Court, Manchester, M16 9RJ
37 Woodlawn Court, Manchester, M16 9RJ

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 - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH