

Application Number	Date of Appln	Committee Date	Ward
111258/FO/2016/S2	17th Feb 2016	9th Mar 2017	Didsbury West Ward

Proposal Erection of a two storey detached dwellinghouse with living accommodation in the roof space and garage with associated boundary treatment and landscaping

Location Garden To The Side Of 1 Pine Road, Didsbury, M20 6UY

Applicant Mr I Hall , C/o Agent,

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Description

The application site is part of the garden area within the curtilage of no.1 Pine Road, a detached dwelling house situated on the north-eastern corner of Pine Road and Elm Road in the Didsbury West ward. The site and surrounding area fall within the Blackburn Park Conservation Area (designated 1976) and the property is defined by Art and Crafts features. These incorporate bracketing to the timber-framed gables and under bay windows, red brick and white render, prominent chimneys, leaded windows, rosemary tiles to fascias and a catslide roof to the front porch. The Pine Road boundary comprises a similar red brick dwarf wall with copers that is planted with hedging which extends north to the Elm Road elevation.

The total curtilage of no.1 Pine Road extends to 1064m² and formerly supported a free-standing garage accessed via gates off Pine Road where a dropped kerb remains. The garage was subsequently demolished and the remaining garden laid to lawn. The eastern boundary of the site is formed by the Metrolink line to East Didsbury whilst the northern boundary is formed by the junction with Elm Road. To the south is the northern elevation of no.5 Pine Road which is also a detached property.

House numbering in Pine Road does not include a no.3 between 1 and 5. Similar numbering gaps do not exist anywhere else in the conservation area.

Surrounding Area

The northern section of the street is characterised by a relatively homogenous typology of frontage residential development in an Arts and Crafts style. Houses are mostly semi-detached on the eastern side of Pine Road and detached on the western side, set back from the road behind enclosed garden walls, hedges or fences and often within generous plots in a mature landscaped setting.

Previously, land within the Conservation Area formed part of the C19, 17Ha Parkfield Park which had a house and grounds, a wooded pleasure ground, small orchard and a productive garden within its boundary. By 1895, most of the park was developed

following construction of the railway line which bisected the park (the Metrolink line today). Charles Blackburn, a wealthy Manchester businessman, acquired plots within the park which were sold off in lots and rapidly developed. The application site was intended to be developed for 1 no dwelling but this was never pursued. Instead, the plot between nos 1 and 5 was incorporated into the curtilage of no1.

Description of Development

Development is now proposed on part of the south-facing garden area within the curtilage of no.1 Pine Road. The development plot extends to 414m² and the proposal is for 1 no. detached 2-storey dwelling of a traditional Arts and Crafts design with accommodation in the roof, gardens and garaged parking for 1 no. vehicle accessed off a new opening on Pine Road. The garden to the side of no.1 Pine Road would be reduced by under 50%.

The application has undergone several revisions since first submission and is accompanied by a Heritage Statement which demonstrates how the design has evolved with reference to the surrounding historic context.

Notifications

The application was publicly consulted upon on each revision, by letter and site notice. On the latest notification, 2 objections were received from neighbouring occupiers which raised the following points:

Neighbours

1. The proposed house and no.1 Pine Road would be left with very small gardens. Most of that at no.1 will be lost.
2. Nos.1 and 5 will suffer loss of amenity especially of light from the new house.
3. Infilling will encourage similar applications which will reduce the 'prestige' nature of the area.
4. The house opposite has a side garden which creates a satisfying symmetry.
5. The Conservation Area [designation] sought to preserve the openness and green space [within its boundary]. The development is contrary to these aims.
6. Unlike the Conservation Area, the application has no community, social or economic benefit and past applications have been refused.

Blackburn Park Conservation Society - No comments received on second notification. Objections were received on first consultation which raised the following points:

The BPCS were concerned that development would have an adverse impact on the character of the Conservation Area.

Reference was made to 2 previous appeal decisions dismissed in 2001 for the erection of flats on the site and a pair of semi-detached dwellings.

There was a concern about the merits of gaps between houses and, in relation to this, that the relative openness within the street would be lost.

Finally, the BPCS were concerned that uniformity would be introduced where variety currently prevails and that the historical interest and development of this part of Pine Road would be undermined.

Manchester Conservation Areas and Historic Buildings Panel - No objections.
Comments:

The Panel were supportive of the scheme and considered that it was of a good quality. They felt it had been researched successfully against other properties in the conservation area and introduced important features into the [proposed] residential development.

The Panel advised that the right use of materials was critical to the delivery of a high-quality scheme and that this should include the use of timber window frames.

Highway Services - No objections. Comments:

The limited scale of the build is unlikely to generate any significant increase in traffic. As such, there are no highway implications.

Parking is in accordance with Manchester's Core Strategy.

Proposals provide appropriate bin storage with collections in line with other properties in Pine Road.

A new vehicle crossover is required and which should comply with section 184 of the Highway Act 1980.

Transport for Greater Manchester - No objections.

Department for Transport (High Speed Rail 2) - Comments:

The application site is within the limits of land subject to the formal Safeguarding Directions for Phase 2b of HS2.

Developers are required to comply with HS2 design criteria. A condition for the construction of foundations, basement and the ground floor, including temporary or permanent piling, is required, prior to commencement of development.

Conditions are also required to prohibit construction concurrently within 100metres of the HS2 underground constructions and to ensure that any concurrent construction of the HS2 rail link is not impeded.

An Informative is recommended which advises that the site may be compulsorily purchased.

Site History

The application site has a history of applications, including for residential schemes, with the most relevant details below:

1. 021736 - Erection of a 3-bedroom detached house and garage. Approved: 04.07.1984
2. 029925 - Erection of a detached dwelling house. Approved: 27.10.1987
3. 059959/FO/SOUTH2/00 - Erection of Part two/Part three-storey building to form two flats with associated garage parking to rear. Refused: 04.01.2001.
4. 059960/FO/SOUTH2/00 - Erection of a three-storey block of 9 flats, with associated parking for 9 vehicles following demolition of existing property. Refused: 04.01.2001
5. 060042/CC/SOUTH2/00 - Conservation Area Consent - Demolition of 1 Pine Road in connection with redevelopment. Refused: 04.01.2001
6. 109434/FH/2015/S2 - Erection of a single storey outbuilding to form garage and workshop. Approved: 19.08.2015

Applications 059960 and 060042 were the subject of appeals which were dismissed, whilst applications 021736 and 029925 supported development of a single detached dwelling and following the conservation area designation.

Issues

The planning policy framework of relevance to this application encompasses the following statutory and non-statutory documents:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework, NPPF, March 2012;
- Historic Environment Planning Practice Guide, 2010;
- Historic England's Conservation Principles, Policies and Guidance 2008;
- Historic England's Good Practice Advice Note 2: Significance 2015;
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets 2015

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework, NPPF - March 2012

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

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

Core Planning Principles in the Framework

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

- i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
- v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;
- vii. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- viii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 7 - Requiring Good Design

Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Chapter 12 - Conserving and Enhancing the Historic Environment

This chapter of the NPF emphasises the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

Assessing significance forms part of the development toolkit for managing change affecting heritage assets; it is embedded within the following policies the NPPF:

Paragraph 131 requires local authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and;
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 advises that the more significant the heritage asset, the greater the presumption in favour of its conservation.

Paragraphs 133 and 134 require the local planning authority to apply different tests to proposals that result in substantial harm or less than substantial harm to a historic asset. Where the proposals result in less than substantial harm, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

The significance of heritage assets, their identification and assessment is carried out according to a number of criteria set out in guidance provided by Historic England, specifically:

Historic England's Good Practice Advice Note 2: Significance (2015)

Paragraph 52 of this Advice Note, which covers the 'Opportunities to Enhance Assets, their Settings and Local Distinctiveness', states that:

'Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.'

Conservation Principles Policies and Guidance – Historic England (English Heritage 2008)

Additionally, the extant English Heritage document, 'Conservation Principles Policies and Guidance' (2008) identifies four types of heritage value that an asset may hold;

Evidential - derives from past physical remains. Includes buried archaeological remains.

Historic - connects past and present people in a visible way. It is not easily diminished by change or partial replacement.

Aesthetic - derives from the way people draw sensory and intellectual stimulation from a place. It can relate to the conscious design of buildings, vernacular traditions and choice of materials.

Communal - derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

These values essentially form the basis on which assessment of the significance of heritage assets (the conservation area) is to be undertaken in both plan-making and decision-taking. Significance can be divided into 6 levels:

Exceptional
High
Medium
Low
Neutral
Intrusive

Once the significance of an asset has been established, an assessment of the degree of harm to that heritage asset should be undertaken. Harm is measured on the basis of whether it is 'substantial' or 'less than substantial'; in relation to conservation areas, the NPPF explicitly states that:

'Harm to conservation areas [...] can be caused in any number of ways including through development within their boundary or within their setting, with or without demolition being involved. Their conservation should always be given 'great weight' and any harm can only be justified if the application clearly and convincingly shows that the harm will be outweighed by public benefits. Total loss of a whole building or other significant element, such as a square, may amount to substantial or less than substantial harm (paragraph 138). It is more likely to be substantial harm if the building is of a type that makes the area worthy of its conservation area designation. Total loss of the asset or substantial harm may alternatively be justified if all of the following tests are met:

- *there is no viable use of the heritage asset that can be found in the medium term including through marketing to find alternative owners;*
- *the heritage asset is preventing all reasonable uses of the site;*
- *public support for or ownership of the asset is demonstrably not possible;*
and
- *the harm or loss is outweighed by the benefits of bringing the site back into use.'*

Public benefits include the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the whole community and not just for private individuals or corporations.

To a large extent the terms of national planning guidance included in the section above, are echoed in Manchester's local planning policies, specifically EN3 and DC18.1.

Manchester Core Strategy

Policy EN3 - Heritage

States that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.

Policy H1 - Housing

States that new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. The guidance also refers to the delivery of policies that will result in significant increases to the supply of housing, specifically stating that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Policy H6 - Housing

States that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN1 - Design Principles and Strategic Character

States that development in Manchester will be expected to have regard to the strategic character area in which the development is located and opportunities for good design should be fully realised.

Policy SP1 - Spatial Principles

This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all

members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 - Development Management

This policy seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice. Issues relevant to this scheme are: siting, layout, scale, form, massing; impact on surrounding area in terms of design, scale and appearance and effects on amenity.

Manchester Unitary Development Plan

Policy DC18.1 - Conservation Areas

Saved policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

This policy document establishes the Council's principles in relation to design across the city and is a material consideration in the assessment of planning applications. In relation to development within conservation areas, the SPD advises that it should:

"preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development."

Blackburn Park Conservation Area Designation

An extract of the Conservation Area appraisal (1979) describing the townscape features within the area at the time of survey and designation states that:

'Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park. Building materials and styles are very varied. The older houses generally have textured light red or buff brick walls with blue slate roofs, and in some cases brick or stone dressings in contrasting colours are used even for window mullions. The later houses are predominantly smooth red brick, though render, half-timbering and decorative tile fringing are extensively used. Red tile and occasionally green slate are used for roofs and vertical cladding. All houses have pitched roofs, some of them steep, and there are a variety of gables, hips and half hips topped with interesting finials.

Windows in the conservation area are even more varied than the walls, some being subdivided by glazing bars, some leaded and a great many having stained glass. This is a particular characteristic of the area, many of the houses having been built around the turn of the century when the Art Nouveau style was at its peak. Flowing curves were expressed in stained glass windows more frequently than in the building structure itself. Bay windows, bow windows and oriel windows are to be found in profusion.

Entrance doors are varied with combinations of fielded timber panels and stained glass panels, and they always open on to a covered porch. These are formed by a projecting gable or some other overhanging element of the house. Some have a separate roof which is sometimes flat with a balcony, but they are usually pitched. Chimney stacks are a notable feature of some of the houses, being tall and decorated with projecting strings and corbelled brickwork. Some chimney pots are tall and narrow, others are short and squat, while others still are especially formed to prevent down-draughts. Walls are mainly of brick with moulded terracotta copings, and occasionally the wall is divided into fielded panels with a plinth below and corbelled brickwork above. Sometimes brickwork is bonded in a darker red or in other brick colours.

Gardens at both front and rear of houses are large by most standards, and their boundaries to public highways are marked by walls and/or privet hedges. Stone walls are always topped with a course of large coping stones. Few garden gates remain intact, but those that do are as carefully detailed as the houses to which they belong. Typical gates are of timber, with a solid panel below and some open space above filled with shaped slats or turned spindles. While some gate posts are fairly plain,

most are decorated to some extent, perhaps with a ball finial, whilst a few are of carved stone and very elaborate.'

ISSUES

It is considered that the key issues of relevance to this application are:

1. Impact on the Blackburn Park Conservation Area
2. Design and Layout
3. Impact on Residential Amenity

Impact on the Blackburn Park Conservation Area

The conservation area designation makes reference to spacious gardens and mature tree-lined streets and is cited by one objector as a reason to refuse the application. The general character and appearance of the conservation area at this location, essentially comprises frontage residential development within generous garden plots. In relation to gardens on this side of Pine Road and the designation description, these represent some of the smallest gardens within the designated boundary, being comparable to houses on Clothorn Road and Belfield Road which lie outside of the designated area. Whilst garden size may make a contribution to the spatial relationship between dwellings, including to the rear, and some gardens are exceptionally large, spacious gardens and the gaps between dwellings that larger gardens often afford, are not a consistent feature across the designated land and are not especially characteristic of this section of the conservation area.

As described above, the particular heritage characteristics associated with this garden plot has a medium to low level of significance, so whilst the Council acknowledges that sub-division of the plot would not lead to a level of harm that can be deemed 'substantial', it may be considered 'less than substantial'.

Paragraphs 133 and 134 of the NPPF require Local Planning Authorities to consider the public benefits of supporting a development where all grades of harm, 'substantial' and 'less than substantial' can be justified. As the extract of the NPPF above states, public benefits relate to satisfying one or more of the objectives of sustainable development. This includes preservation or enhancement of heritage assets but also the provision of housing in a sustainable location. It is considered that the modern construction and improved thermal efficiency of the proposed dwelling, contributes an above-average standard of sustainable residential development to the local housing stock to the benefit of future generations of occupiers in accordance with policies H1 and H6 of the Core Strategy.

Another objector is concerned that approval of the application would set a precedent for infilling sites, and the Council is mindful of those concerns. However, the significance of a heritage asset is recognised as not being limited to a singular feature but is made up of the sum of its parts with 'openness' and the treed environment being but one aspect.

The proposed dwelling does not represent a marked departure from the historic pattern of development in this part of the conservation area in that it represents a

residential development fronting the street, set within a generous plot on the same building line as existing development. It would however increase the density of development to some extent and result in the loss of part of the large garden area associated with no.1 Pine Road.

Whilst the issue of precedence is not of itself an assessment criteria concerns that any approval of the proposal would set a precedent for building on large garden plots, which the Council acknowledges could cumulatively have a harmful impact on the character of the conservation area, is a valid material consideration in light of saved policy DC18.1.

Being located on the side garden of an existing dwelling, the proposal can potentially be considered as infill development which, if approved, could signpost a trend towards further development on garden plots. Critically and fundamental to the principle of development on this site, it is evident that the application site was originally intended to be sold as a development plot as outlined in the introduction to this report and that this is not apparent across all sites within the conservation area. Any approval of the current proposal should not therefore be taken as an acceptance in principle of development on other garden plots which must be assessed on their site-specific individual merits.

Furthermore, in this case, an assessment of the rhythm of the eastern side of the street with its tighter 'street wall' layout and the absence of a specific corner treatment on the elevations of no.1, (as compared to other corner properties further south at the junction with Parkfield Road), also suggest that no.1 was not intended to sit in isolation at the head of the street but would accommodate a dwelling of a comparable scale to nos. 1 and 5 within a plot size consistent with those developed at a similar time on this side of the street.

The division of plots on the eastern side of Pine Road, which are smaller than those found on the west and to the south, supports the scale of sub-division of the garden area without incurring substantial harm to the layout, pattern of development and scale of development on this side of Pine Road.

In this respect, it is considered that a single dwelling on this plot would not incur substantial harm to the heritage asset within the terms of policies DC18.1, EN3 and Chapter 12 of the NPPF.

In addition to the above, the proposed development must demonstrate that matters of the design, scale and massing, landscaping, residential amenity and boundary treatment are all satisfactorily met.

Scale and Massing

A street scene elevation submitted as part of the application, demonstrates that the proposed dwelling has a similar scale, mass and height to neighbouring dwellings with a comparable footprint and acceptable height within the street hierarchy.

It is unquestionable that, on grounds of size alone, the garden area to the south of no.1 Pine Road has the capacity to accommodate 1no. dwelling of a similar scale

and mass to the existing detached dwellings either side with an acceptable standard of private amenity space in its own right and without significant detriment to the applicant's amenity space. An assessment of plot sizes puts this in perspective.

The application site has a total plot size of 1064m² and is a detached dwelling. Following any development of the site, the plot at no.1 would be reduced to 650m² and the application site would sit on a plot of 414m². No.5 Pine Road, also detached and immediately south of the plot, sits on a plot of 534m². These plot sizes exceed but compare favourably with those accommodating semi-detached dwellings immediately south where sizes range between 294m² and 360m². The hierarchy of larger plots for detached dwellings is thus maintained.

Design

The collective planning policy framework requires that development proposals should "enhance or preserve" the character of conservation areas, whilst the Council's equivalent Core Strategy policies SP1, DM1, EN1 and EN3 and saved policy DC18.1, seek to achieve this by ensuring that new development preserves or enhances the character, appearance or setting of the conservation area through the appropriate design, layout and choice of materials of new development. Applications are also required to achieve a good standard of design as expressed in chapter 7 of the NPPF and to the guidance contained within the Guide to Development SPD.

Noting the terms of these policies, the first priority when considering proposals for development within conservation areas is to those special architectural and visual qualities which gave rise to the area's designation. These are set out in earlier sections of this report. Where a proposal would erode these special qualities and there are no other material objections to the proposal, then it is recommended that it is either revised or recommended for refusal.

The application proposal has undergone revisions since first submission and has been subject to consideration by the Conservation Panel.

The traditional vernacular design, use of authentic elevational materials and the set-back following the established building line would not result in an unbalanced street hierarchy

The submitted Heritage Statement includes detailed research into the local vernacular architecture, aspects of which have informed the traditional design approach in the application proposal. This has been assessed by the Conservation Areas and Historic Buildings Panel, who are supportive of the proposal subject to the use of appropriate materials, particularly for the windows. A condition requiring materials samples is therefore required on any approval to ensure the quality of the final finish of any approved dwelling.

There is a satisfying visual relationship of dwellings on Pine Road which have a tighter layout than those facing the site to the west where the gaps between properties are greater. The proposal retains a larger, 10metre gap to the north in relation to no.1 Pine Road in recognition of the existing sense of openness and to permit expression of the windows on the south elevation of this property within the street scene. The elevations have been designed to respond to the local vernacular

architecture through analysis of the surrounding townscape values, whilst the use of traditional materials, including timber, brick and rosemary tiles, maintains the textural palette found within the conservation area.

Residential Amenity

In considering the amenity impacts of the development, the proposal must be assessed against saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Given that the site is located within an exclusively residential area, the proposed development is considered to be compatible with the character of the locality. Similarly, the location and design of the proposed dwelling is such that it would not give rise to any materially adverse impact on the amenity of neighbouring occupiers in terms of overshadowing and overlooking. Siting the dwelling further from the elevation of no.1 Pine Road avoids potentially harmful overshadowing of key habitable room windows, whilst windows on the north side of no.5 Pine Road which would be within 3 metres of the new dwelling, serve non-habitable rooms and would not be harmed by the siting of the new dwelling.

It is acknowledged that the rear sections of adjoining gardens to the east would experience some degree of overlooking from the proposed window of bedroom 1. However, this would be no more intrusive than the current situation where first floor windows routinely overlook neighbouring gardens. Notwithstanding this point, it is considered that there is no conflict with policies DC1, SP1 and DM1 in terms of the proposed development in relation to residential amenity.

Landscaping

The application includes landscaping to the front, side and rear which complements the domestic scale and setting of the proposal. Full details of the landscaping proposal are required by way of a condition at the end of this report.

Community Safety and Crime Prevention

The proposal offers good levels of surveillance; the layout is simple without hidden recesses or undefined areas, windows overlooking the front elevation and the provision of in-curtilage parking allows for the security of vehicles in a garage attached to the dwelling. Additional parking for 1 no. vehicle can be accommodated in front of the garage within the curtilage of the site.

The security of the site will be further enhanced by the boundary treatment.

Boundary Treatment

The application proposes to retain as much of the existing front boundary consisting of a dwarf wall with moulded coping stones and hedging behind to the Pine Road elevation. A new opening for the driveway is proposed with secure gates as previously provided when the site was occupied by a concrete garage. The proposed front boundary treatment is in keeping with the scale of domestic access into properties within the conservation area. Full details of the boundary treatment

including elevations at the front, sides and rear of the property, are requested by way of a condition attached at the end of this report.

Trees

There are no trees within the curtilage of the site which are proposed to be removed as part of this application. All of the mature trees on the eastern boundary fall within the curtilage of the Metrolink line and are therefore outside the scope of this application.

Waste Management

The proposed dwelling has sufficient space for the storage of waste containers, both for recyclable waste containers indoors within the kitchen or separate utility room and externally.

The inclusion of an integral garage at the side of the dwelling enables future occupiers to store waste containers away from the front garden area and to manoeuvre them to the roadside on collection day, to the benefit of the street scene. Details for the storage of waste containers are requested by way of a condition attached at the end of this report.

Conclusion

The proposal is for a single family dwelling of 4-bedrooms which is considered to be appropriate and acceptable at this location. The design of the dwelling has paid sensitive regard to the context and setting of the Blackburn Park Conservation Area.

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 the right to a fair hearing and to this end the Committee 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 Head 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 approval of the application is proportionate to the wider benefits of approval 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 187 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 this committee report. The application received objections on first and second notification as detailed in the report and has been revised in part to mitigate those concerns and those of the Local Planning Authority and is now deemed acceptable.

Conditions to be attached to the decision

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The development hereby approved shall be carried out in accordance with the drawings numbered; 16121(PI) 102 A; 16121(PI) 200 A; 16121 (PI) 001 B received by email on the 4 November 2016 and OS/00 stamped as received by the Local Planning Authority on the 11 February 2016.

The Heritage Statement prepared by Calder Peel received by email on the 4 November 2016.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1, EN1 and EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, Chapter 7 of the NPPF and to the guidance contained within the Guide to Development in Manchester SPD.

3) Prior to construction of the development hereby approved, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

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, in accordance with policies EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester, Chapter 7 of the NPPF, and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

4) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date of this permission. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree

or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out, pursuant to policies SP1, EN3 and DM1 of the Core Strategy for the City of Manchester and DC18 of the Unitary Development Plan for the City of Manchester.

5) The ground, first and second floor WC windows, including en-suite windows shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

6) Prior to first use of the development hereby approved, details including a plan and elevations, shall be submitted to and approved in writing by the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is first occupied. Development shall be carried out in accordance with the approved details and shall be retained and maintained at all times thereafter.

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 in order to comply with policies SP1, DM1, EN1 and EN3 of the adopted Core Strategy for the City of Manchester; chapter 7 of the NPPF, saved UDP policy DC18.1 and to the guidance contained within the Guide to Development in Manchester SPD.

7) None of the development hereby permitted shall be commenced until detailed design and method statements for all of the ground-floor structures, foundations and basements and for any structures below ground level, including piling (temporary and permanent) have been submitted to, and approved in writing by, the local planning authority which:

- accommodate the proposed location of the HS2 underground and other structures, including any temporary works;
- accommodate ground movements arising from the construction thereof;
- mitigate the effects of sound and vibration arising from the operation of the HS2 railway within the HS2 underground and other structures;
- mitigate the effects on HS2 infrastructure of ground movements arising from the proposed development; and
- mitigate the impacts of electromagnetic transmissions arising during operation of the HS2 railway.

The method statements to be submitted shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the proposed HS2 infrastructure in or adjacent to the site of that development, the construction of the HS2 infrastructure is not impeded. The development shall be carried out in all respects in accordance with the

approved designs and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in condition [1] above. shall be completed, in their entirety, before any part of the proposed development building(s) hereby permitted is/are occupied.

No works below ground level comprised within the proposed development hereby permitted shall be carried out at any time when the HS2 underground construction is in progress within 100 metres of the land on which the development hereby permitted is situated.

Reasons - To ensure the proposed development does not impede the delivery of High Speed 2, a project of national importance.

8) Prior to the development hereby approved commencing, a scheme for the provision and management of waste, for the residential units, including the provision of containers for segregated and recyclable waste, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation and at all times thereafter.

Reason - In the interests of the amenity and public health of the occupiers of nearby properties in accordance with policy DM1 of the adopted Core Strategy for the City of Manchester.

9) Prior to the commencement of the development a detailed 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 shall include;

- Hours of working;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Details of an emergency telephone number for the site manager on public display
- Noise and Vibration assessment based upon British Standard 5228;

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

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111258/FO/2016/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

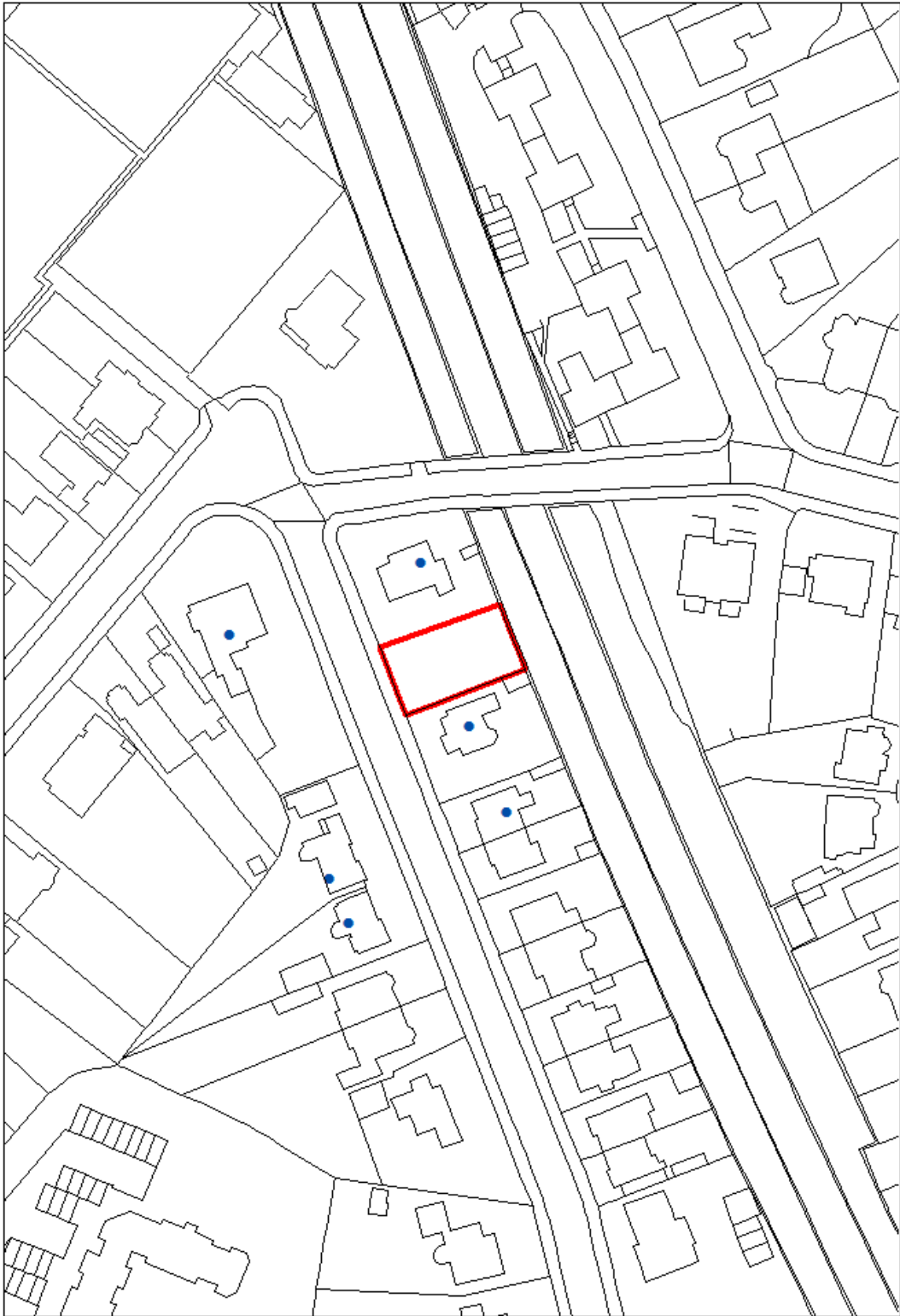
Highway Services
Transport For Greater Manchester
Blackburn Park Conservation Society
High Speed Two (HS2) Limited
Highway Services
Blackburn Park Conservation Society
High Speed Two (HS2) Limited
Transport For Greater Manchester

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

12 Pine Road, Didsbury, Manchester, M20 6UY
10 Sussex Ave, Manchester, M20 6AQ
35 Pine Rd, Manchester, M20 6UZ
35 Pine Rd, Manchester, M206UZ

Relevant Contact Officer : Linda Marciniak
Telephone number : (0161) 234 4636
Email : l.marciniak@manchester.gov.uk



 Application site boundary  Neighbour notification
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