

Application Number	Date of Appln	Committee Date	Ward
119986/FO/2018	30th May 2018	26th Jul 2018	Rusholme Ward

Proposal Erection of 1 no. two storey dwellinghouse with accommodation in the basement and loft space.

Location 22 Honor Street, Manchester, M13 0WY

Applicant Mrs Allia Ahmed , ZA Architects, 70 Standfield Road, Manchester, M28 1WB,

Agent Mrs Allia Ahmed, MIR Design Studio, 70 Standfield Drive, M28 1WB

Description

The application site is located at the corner of Honor Street and Whiley Street.

The site relates to a roughly rectangular shaped, vacant corner plot, following the recent demolition of a terraced house due to health and safety issues arising from works undertaken to the dwellinghouse (demolition undertaken 28th November 2017). The three boundaries of the site currently comprise temporary herras fencing to prevent unauthorised access to the plot.

The application site is situated within a predominantly residential area largely comprising two storey, terraced dwellinghouses. A short distance to the south is a terrace of three storey properties on Dickenson Road, a number of which are in commercial use at ground floor level.

Planning permission is sought for the erection of a two storey dwellinghouse with accommodation in the basement and loft space.

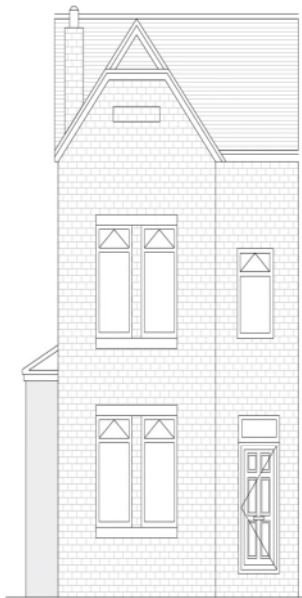
The proposed building incorporates a bay with gable feature and associated hipped roof feature to the front elevation taking themes from other properties in Honor Street. The side elevation would comprise three bay features (two extending to eaves level and the central bay extending to the roof slope on the side gable). The proposed floor plate would cover the extent of the previous dwelling on the site, including the area covered by the former outrigger.

The proposed dwellinghouse would comprise brickwork, with a tiled roof and spandrel panels set between the window openings in the central bay feature on side elevation to Whiley Street. Windows to first floor rear elevation and in the proposed rear dormer feature would be obscurely glazed (southern elevation).

In addition, access to the basement level is proposed along the side elevation to Whiley Street with associated railed balustrade (black powder coated) and a black powder coated railing to the basement lightwell on the rear elevation. An external access to the basement level is located within the curtilage of the property and would

be set behind a 600mm high wall with railings above (overall height 1.25m), which would be located at the back of pavement to Whiley Street.

Elevations of the original property (now demolished) to Honor Street and side elevation to Whiley Street.

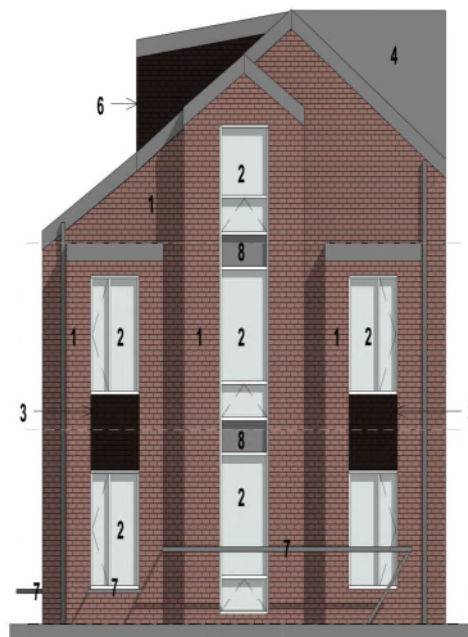


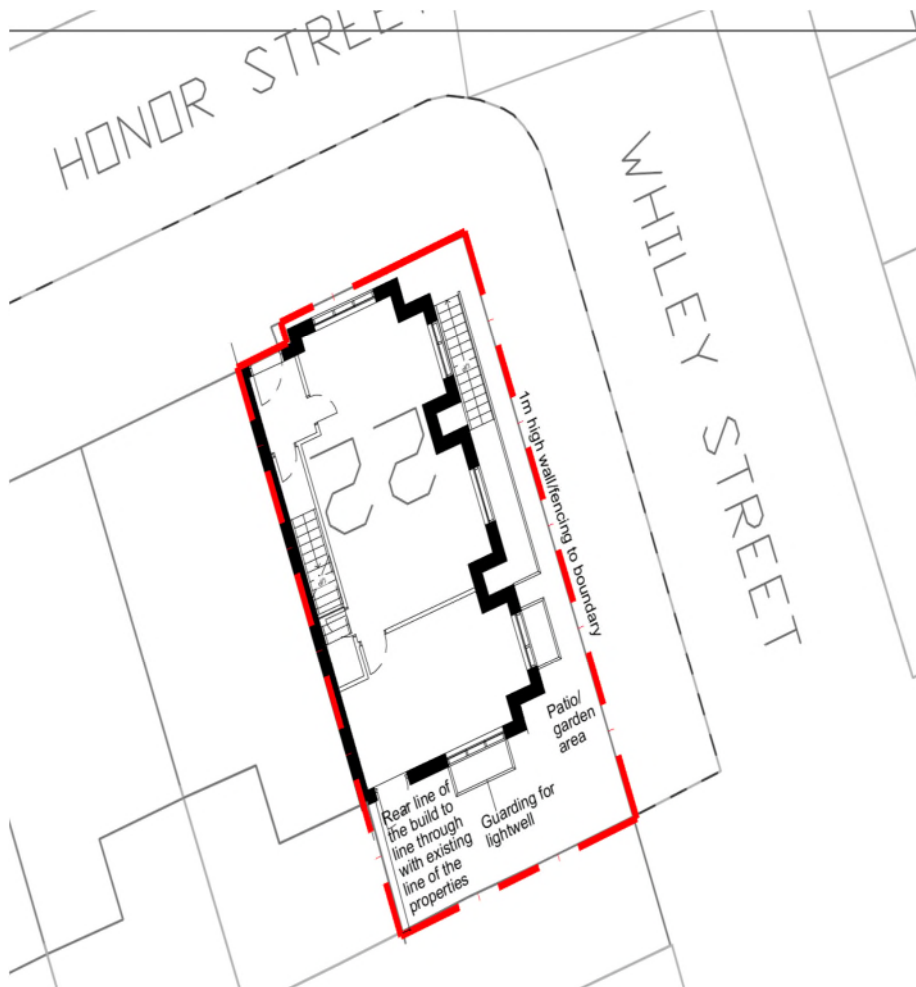
Front Elevation



Side Elevation

Proposed to Honor Street and side elevation to Whiley Street





Consultations

Local residents/local businesses – two objections have been received on the grounds that the number of proposed windows on the side elevation (Whitley Street) will give rise to overlooking and loss of privacy. One residents suggest that the original property (which was demolished) only had two windows on the side elevation, which in their view was too many, and gave rise in their view to overlooking. This resident has also raised concerns that the property may be used as flats and expresses concerns in relation to the nature of the future occupiers.

Environmental Health – Recommends that a condition is attached relating to contaminated land.

Highways Services – Advise that in principle, that they have no objections to the proposed development upon clarification of the matters outlined below.

The proposed development extends only within the red line boundary of the site and as such, does not impinge upon the adjacent adopted highway.

Given the location adjacent to the junction the proposed boundary treatments including fencing/ railings should maintain visual permeability from a height of 600mm upwards in retain sight lines for highway users.

Refuse storage should be provided within the site's curtilage in order to protect the capacity of the adjacent footway for passing pedestrians.

It is understood that there is no on-site parking offered in conjunction with the development and as such, any vehicular demands will contribute to ongoing parking pressures in the area. Given that the development is resultant in the addition of only one single residential dwelling, the lack of parking is considered acceptable on this occasion.

Detail is sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams. It is also recommended that the applicant liaises with MCCs Street Lighting Team with regard to any amendments that may be required on the adjacent highway network.

Design for Security – No comments received.

Policy

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

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

- iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery of policies that will result in significant increases to the supply of housing. Policy 6 specifically states 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.
- iv. 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 private spaces.

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles); policy H1 Overall housing provision); policy H5 (Central Manchester); policy EN1 (Design principles and Strategic Character Areas) policy T2 (Accessible Areas of opportunity and need), and policy DM1 (Development Management).

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

Saved policy DC26 (Noise) of the Unitary Development Plan is also considered relevant.

The Guide to Development in Manchester (SPG/SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

Under point 2.12 'Buildings should front onto streets', the Guide states that:

It is important to achieve an adequate level of enclosure if streets and open spaces are to provide a sense of place and help people feel comfortable and safe. Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance.

ISSUES

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

The site forms a suitable location for residential development in an area where family housing is considered a priority and was historically occupied by a dwellinghouse which has recently been demolished.

The proposed house will regenerate a vacant and untidy site to the benefit of the street-scene.

The proposed scheme is also of an acceptable design which will not create any significant impacts upon residential and visual amenity as a consequence of its position, design and relationship with adjoining properties.

The proposed development is considered to be in accordance with policy SP1 and H1 in that a high quality residential development will be provided that contributes towards meeting housing growth in the City and a quality residential property for residents to live in.

Design, Scale and Appearance

The Guide to Development in Manchester (SPD) advocates that consideration should be given to the scale of new developments and to ensure that new development is informed by their context.

The proposed footprint of the development is similar to the property which was demolished, with exception of two additional bay window projections on the side elevation (3 in total) compared to the single ground floor bay detail on the side elevation of the former dwellinghouse. The proposed dwellinghouse is of a similar scale to neighbouring properties and reflects the eaves and ridge height of adjoining dwellings, and would incorporate for the most part the use of traditional materials (two colours of brickwork and a tiled roof). The introduction of bay window features are in keeping with the character of the local area.

No finalised details of the colouration of the proposed materials (excluding the proposed bronze coloured spandrel panel detail between windows in one of the bay designs on the side elevation) have been submitted. It is therefore recommended that if the scheme is supported, samples of materials are submitted for consideration before any works above foundation level commence.

The building has been positioned to adhere to the dominant building line along Honor Street, and Whiley Street. The positioning of windows has been similarly sympathetic to take account of the window openings in the gable of corner property of Honor Street and Whiley Street (opposite this site), and the frontage of the property

On balance, the proposed building will reintroduce residential development to the site and through its siting and design, it is anticipated that the proposed dwellinghouse will satisfactorily assimilate to the existing residential context.

Residential and Visual Amenity

Concerns of local residents in relation of loss of privacy / overlooking have been noted. With regards to the rear elevation, the window at ground floor level would be in a similar location to that of the property previously occupying this site. This window would be screened from adjacent properties by screening from rear yard walls. The proposed first floor windows and those in the proposed rear dormer, are a bathroom or secondary windows, and these would comprise obscure glass. It is recommended that this aspect of the development is conditioned to safeguard the privacy of adjoining occupiers.

With regards to the proposed fenestration to the Whiley Street elevation , although residents have made reference to two windows in the former house on this frontage, photographs of the former building show three windows at ground floor (one located within the projecting bay feature) and a further window , and an infilled window opening at first floor level. No.15 Honor Street has a similar window arrangement on the side elevation to Whiley Street, with four window openings (2 of which have been infilled).

It is acknowledged that the proposed development would introduce additional window openings, however the distance between the closest proposed window openings in the side elevation bay features and the existing houses fronting onto Whiley Street would be 15m. It is considered that a distance of 15m between habitable room windows, where properties are facing across a highway would not give rise to any unduly harmful impacts in regard to overlooking, and that any impacts upon the living conditions of nearby occupiers will be minimal, given the previous presence of fenestration on this elevation. This relationship across a highway is common on many streets throughout the City.

Furthermore, the inclusion of windows to this elevation would enable active surveillance of the street and improve security.

Given the concerns expressed by 2 residents, it is however, recommended that a condition be attached to any approval to prevent any additional glazing, windows or doors, other than those shown on the approved plans, being inserted at the property unless planning permission is specifically granted for those works

Car Parking and Highways Issues

Policy T2 of the Core Strategy states that all new developments should provide appropriate car parking facilities and also that the circumstances of each proposal should be taken into account to establish what level of parking is appropriate.

Policy DM1 requires that adequate parking should be provided for all new development and consideration should be given to traffic generation and road safety.

In the case, the site does not have capacity to incorporate off-street parking, but on street parking is unrestricted on Honor Street and Whiley Street. This is a replacement dwelling and therefore the impacts in this regard are no greater than the previous use of the site. Although any vehicular demands would contribute to parking pressures in the area, the reintroduction of a single family house onto this site is not considered to give rise to undue impacts upon on-street parking provision in the locality.

It is proposed to attach informatives to any approval in connection with the observations made by Highways Services, in regard to any construction or fit-out arrangements, if there would be an impact on the highway; and regard to any amendments that may be required on the adjacent highway network in regard to street lighting (the nearest lighting column is in front of the adjacent property no.20 Honor Street.

Boundary treatment

The boundary treatment to the side and rear of the property would comprise a 600mm high brick wall with piers, and black powder coated railings above (overall height 1.25m). Inward opening railed gates are proposed to the rear yard with access from Whiley Street. Finalised details of the boundary treatment to the alleyway frontage has not been provided. It is recommended that this aspect of the scheme is conditioned to ensure appropriate security would be achieved for the future occupiers, and that the development shall be carried out in accordance with the approved details and thereafter retained.

Waste

There is space within the curtilage of the dwellinghouse for bin storage. Plans indicate the bins would be stored within the rear yard area of the property, which can be accessed from a gated access from Whiley Street, to allow them to be transported to the street frontage for collection. These arrangements are considered to be satisfactory. Furthermore, there are three euro sized bins for general waste, glass/plastic and paper in the alleyway directly to the rear of the property.

Contaminated land

It is acknowledged that this site has been previously developed for residential purposes , however , following the demolition of the previous property clarification is needed in relation to ground conditions, in particular whether the ground was / has become contaminated during demolition works. It is therefore recommend that a contaminated land condition be attached to any approval.

Use of the property

The proposed development is for the erection of a dwellinghouse . The concerns about the use of the property as flats by local residents has been noted. It is therefore proposed to attach a condition to any approval to require that the property can be used as a family dwellinghouse Class C3a, and for no other purpose in Class C3. It is noted that there is a separate entrance to the basement and a condition is proposed to ensure that the basement is not used as a self-contained residential flat.

Conclusion

The proposal is for a replacement dwellinghouse in a predominantly residential area, and would lead to the redevelopment of a vacant site. The report outlines that the proposed development would not have any unduly harmful impacts to the adjacent properties, being of a similar scale to neighbouring properties, and having active frontages to both Honor Street and Whiley Street.

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 recommends approval the application for the reasons outlined in this report. 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.

Reason for recommendation

Conditions to be attached to the decision

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 numbered GA_001 (Site location plan) GA_002 rev.A (Site plan) GA_005 rev.C (Proposed basement and ground floor plans) ; GA_007 rev.C (Roof

plan and GA section); Design & Access Statement ref: R_PL_001; stamped as received on 12th May 2018;

Planning Application forms; GA_003 rev.A (Existing plans of former property – Demolished);GA_004 rev.A (Existing elevations former property demolished) ; GA_006 rev.D (Proposed first floor and second floor plan) ; GA_008 rev.D (Proposed elevations); GA_009 rev.B (3D Schematic Views) stamped as received on 25th May 2018; and further Certificate B, stamped as received on 30th May 2018;

Drawing numbered GA_010 (Proposed elevations of railings to basement); received by e-mail on 12th June 2018; GA_011 rev.A (Proposed plan and elevations of boundary wall; received by e-mail on 21st June 2018.

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. Notwithstanding the materials on plan ref: GA_008 rev. D, no development above foundation level that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of any dwelling shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows or

doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to policy DM1 of Manchester's Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

6. The proposed windows to the rear elevation (southern elevation) at first floor level, and in the proposed dormer, shall be fitted with obscure glazing, and shall be non-opening in nature. The windows shall thereafter be maintained in that condition.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development and policies DC1.1, DC1.2, DC1.3 and DC1.5 of the Unitary Development Plan for the City of Manchester.

7. The proposed floorspace located at basement level shall only be used in conjunction with the dwellinghouse above, and not as a separate residential flat.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development and policies DC1.1, DC1.2, DC1.3 and DC1.5 of the Unitary Development Plan for the City of Manchester.

8. The boundary treatment shown on drawing GA_011 rev. A (notwithstanding the boundary treatment to the alleyway) received by the City Council as Local Planning Authority by e-mail dated 21st June 2018 shall be completed prior to first occupation of the development hereby approved. Finalised details of the boundary treatment to the alleyway frontage be submitted and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 and DM1 of the Core Strategy.

Informatives

1) The applicant should design and construct drainage to prevent the increased risk of flooding in order to improve and protect water quality and ensure future maintenance of surface water drainage.

2) Construction and demolition works should be confined to the following hours:

Monday to Friday 07.30 to 18.00 hrs.

Saturdays 08.30 to 14.00 hrs.

At no time on Sundays and Bank Holidays

3) The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester(0161 234 5004).

4) The applicant should liaise with MCCs Street Lighting Team with regard to any amendments that may be required on the adjacent highway network.

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: 119986/FO/2018 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.

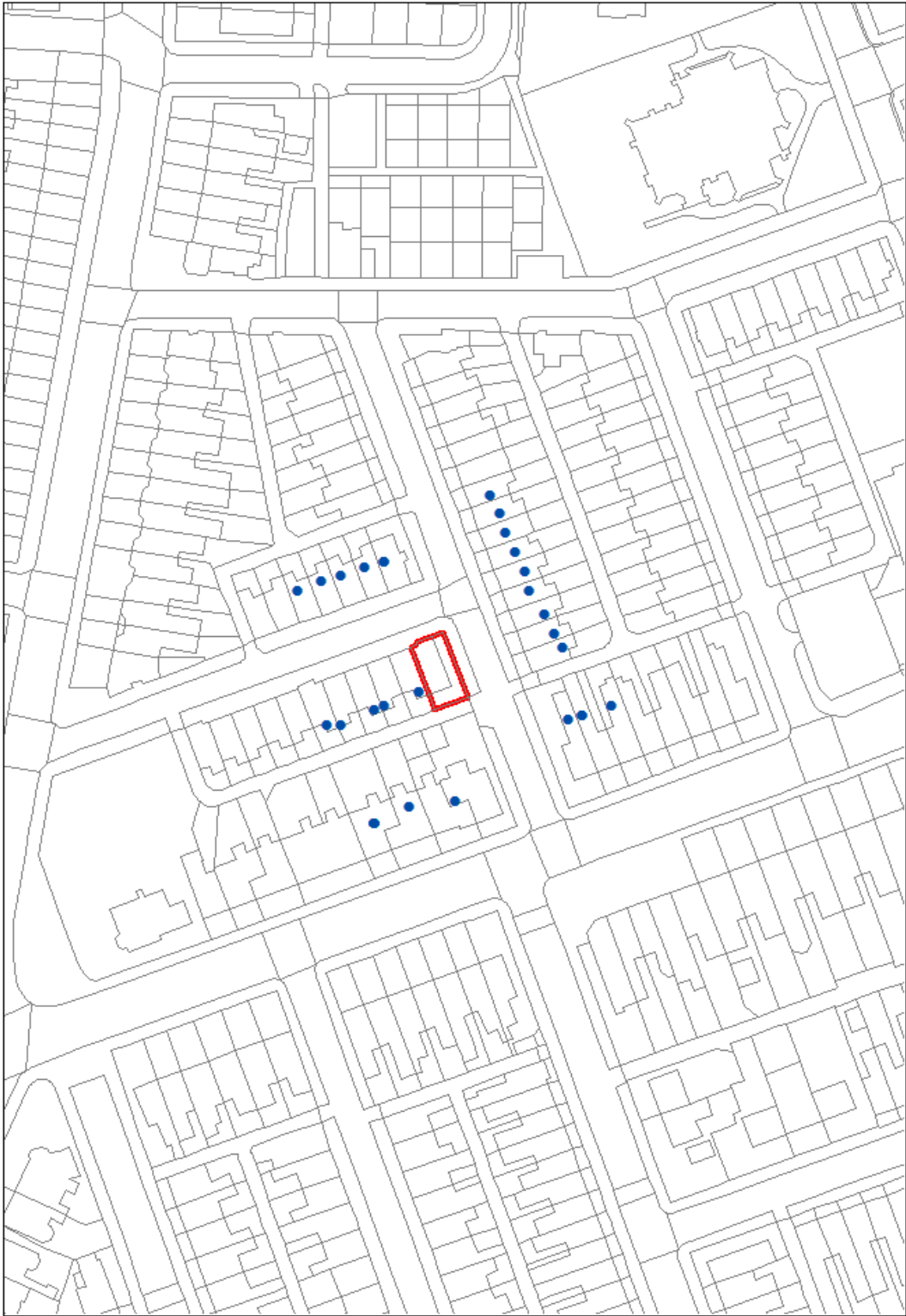
The following residents, businesses and other third parties in the area were consulted/notified on the application:

**Highway Services
Environmental Health
Greater Manchester Police**

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:

Relevant Contact Officer : Sue Wills
Telephone number : 0161 234 4524
Email : s.wills@manchester.gov.uk



 Application site boundary  Neighbour notification
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