

**WARD: Urmston**

**79733/FULL/2013**

**DEPARTURE: No**

**ERECTION OF THREE STOREY EXTENSION TO NORTH ELEVATION TO FORM 18 NO. ADDITIONAL CARE BEDROOMS AND DAY SPACE WITH ASSOCIATED PARKING**

Manor Hey Care Centre, 130 Stretford Road, Urmston, M41 9LT

**APPLICANT:** Mr Chris McGoff

**AGENT:** Street Design Partnership

**RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT**

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**Councillor Joanne Harding has called in the application for the reasons set out in the report.**

**SITE**

The application relates to the recently completed Manor Hey Care Centre to the south of Stretford Road in Urmston. The building occupies an L-shaped footprint within a similar shaped plot. To the west of the site is the Ann Challis care home at No.128 Stretford Road. The application relates to part of the rear garden of Ann Challis, which the applicant proposes to acquire to enable an extension to the Manor Hey Care Centre. This area of land adjoins a row of garages opposite properties on Lime Tree Close to the west of the site.

**PROPOSAL**

Planning permission is sought for the erection of a three storey extension to the north elevation of the existing Manor Hey Care Centre to provide 18 additional care bedrooms with associated car parking. Amended plans were received during the course of the application to reduce the size of the proposed extension, which resulted in a reduction in the number of proposed bedrooms from 21 to 18.

**DEVELOPMENT PLAN**

**The Development Plan in Trafford Comprises:**

- The Trafford Core Strategy, adopted 25<sup>th</sup> January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The Revised Trafford Unitary Development Plan (UDP), adopted 19<sup>th</sup> June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF; and
- The Regional Spatial Strategy for the North West of England, adopted September 2008. The Secretary of State for Communities and Local Government has signaled that it is the intention of the Government to revoke all Regional Spatial Strategies so

that they would no longer form part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore would no longer be a material consideration when determining planning applications. Although the Government's intention to revoke them may be a material consideration in a very limited number of cases, following a legal challenge to this decision, the Court of Appeal has determined their continued existence and relevance to the development plan and planning application decision making process until such time as they are formally revoked by the Localism Act. However, this will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the environmental assessments of the revocation of each of the existing regional strategies.

- The Greater Manchester Joint Waste Plan, adopted 01 April 2012. On 25<sup>th</sup> January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

#### **PRINCIPAL RELEVANT CORE STRATEGY POLICIES**

L1 – Land for New Homes  
L2 – Meeting Housing Needs  
L4 - Sustainable Transport and Accessibility  
L5 - Climate Change  
L7- Design  
L8 - Planning Obligations  
R2- Natural Environment

#### **PROPOSALS MAP NOTATION**

Unallocated

#### **PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS**

None relevant

#### **PRINCIPAL RSS POLICIES**

DP1 -Spatial Principles  
DP2- Promote Sustainable Communities  
DP4- Make the Best Use of Existing Resources and Infrastructure  
DP9 - Reduce Emissions and Adapt to Climate Change

#### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005:Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

#### **RELEVANT PLANNING HISTORY**

H/71588 - Erection of part three, part two storey building to provide a 63 bedroom residential care home, provision of associated parking areas and landscaping - revised submission (Approved August 2009).

## **CONSULTATIONS**

**Local Highway Authority:** No objection. Car parking space no.1 should be clearly marked and signed for staff use only as it is awkward for vehicles parking in this space to turn around. Motorcycle parking spaces need to be provided with multi-point locking.

**Pollution and Licensing:** No objection.

## **REPRESENTATIONS**

Councillor Joanne Harding has called in the application due to its potential impact on an already busy highway and the impact extra traffic may have on residents of Stretford Road and neighbouring streets.

Three letters of objection have been received from nearby residents, which state that there is already insufficient car parking and this will exacerbate the problem with on street parking on Stretford Road and Torbay Road.

A letter of support has been received from Ann Challis home. This states that the existing garden is large for the needs of the home and that part of the garden is not used by residents. Revenue from the sale of the land will be used to improve the facilities and services offered by Jem Care as a whole. The proposed extension would not affect the operation of The Ann Challis Home or the privacy and quality of life of the residents.

## **OBSERVATIONS**

### **PRINCIPLE**

1. The land to which the application relates constitutes greenfield land. At the current time, the Council is not achieving its targets for housing development set out in Policy L1 of the Core Strategy, which includes the target for housing provision in the Borough and for the percentage of this housing provision to use previously developed land (target of 80% of new housing provision to use previously developed land). As such, where proposals involve the development of greenfield land for housing, a judgement needs to be made between (a) the proposals contribution to the provision of housing in the Borough and (b) the use of greenfield land for housing whilst the Council is not achieving its previously developed land target.
2. In this case, the application proposes an extension to an existing care facility providing accommodation for older persons, for which there is an identified need in the Borough and as such the proposal would contribute to meeting housing needs in accordance with Policy L2 of the Core Strategy, Strategic Objective SO1 and Place Objectives ST01 and STO2. It is therefore considered that the development would contribute to the wider plan objectives set out in chapters 4 and 5 in accordance with Policy L1.7 of the Core Strategy and as such the release of this greenfield land is considered to be acceptable in principle.

### **TREES AND DRAINAGE**

3. The garden of the Ann Challis home is enclosed by various trees along the east, west and south boundaries. The trees along the western boundary are of significant height and provide a positive contribution to the street scene of Lime Tree Avenue. Whilst all the trees along the western boundary would be retained, a total of 11 trees along the east and south boundaries would need to be removed to facilitate the proposal. The

trees along the south and eastern boundaries are generally smaller trees providing a pleasant landscape for the residents of both the Ann Challis home and Manor Hey Care Centre. Those along the eastern boundary are generally deciduous fruit trees, whilst those along the southern boundary are evergreen holly trees and therefore afford a degree of screening of the existing Manor Hey building. The Council's arboricultural officer considers that the trees identified for removal are of negligible amenity value and as such, the removal of these trees to facilitate the development is considered to be acceptable subject to appropriate replanting.

4. The plans indicate replacement trees will be planted within the Manor Hey Care centre boundary between the side wall of the proposed extension and the red line boundary of the application site, which will serve to screen the extension from the garden of the Ann Challis home, particularly if evergreen trees are planted. Additional planting within the remaining Ann Challis garden is also indicated on the submitted plans but as this area lies outside the planning application site. The onus would therefore be on the applicant and/or the Ann Challis home to undertake this planting, hence further clarification has been requested from the applicant and this will be reported further in the Additional Information Report. Conditions are recommended to be attached to the permission for a tree protection scheme to ensure trees to be retained are protected during construction works and for a landscaping scheme to be submitted and approved to incorporate appropriate replanting in accordance with Policy R2 of the Core Strategy.
5. The applicant has submitted a drainage scheme and supporting statement which addresses the Strategic Flood Risk Assessment (SFRA). Additional attenuation is proposed to supplement the existing drainage network on site and as such, there the applicant states that there would be no increase in the pre-existing surface water discharge from the site in accordance with the SFRA and Policy L5 of the Core Strategy. As this scheme may change once the detailed drainage scheme is produced, a condition is attached to the permission requiring this to be agreed prior to commencement.

#### AMENITY, DESIGN AND STREET SCENE

6. The design and materials of the extension would match the existing care home. It would measure 15m in length with a maximum depth of 14m, measuring 9.4m in height to the ridge and 7.4m to the eaves. A distance of 28.5m would remain between the north elevation of the extension and the main rear wall of the Ann Challis care home, which also has a single storey rear element that would be 24.6m from the north elevation of the proposed extension. The ground levels within the Manor Hey site are also set approximately 1m lower than the Ann Challis garden levels, hence taking into account these levels differences and the separation distances, it is considered that the proposal would not have an overbearing impact on the rear facing habitable rooms of the Ann Challis home. A sunlight and overshadowing assessment has been requested and this will be reported in the Additional Information Report.
7. Windows are proposed to the west elevation facing towards the car parking spaces on Lime Tree Close and to the east elevation facing towards the central courtyard within the Manor Hey site. A distance of over 30m would remain between facing habitable room windows of properties on Lime Tree Close and no windows are proposed to the side elevation facing the Ann Challis home. Subject to a condition preventing windows being introduced to this elevation to protect the amenity of the occupants of the Ann Challis home, the proposal would have no undue impact on the amenity of the occupants of neighbouring properties and is therefore considered to be in accordance with Policy L7 of the Core Strategy.

## ACCESS, HIGHWAYS AND PARKING

8. The existing cycle parking would need to be relocated to facilitate the development and is proposed to be sited front of the extension. Objectors have noted that on street parking occurs on Stretford Road and Torbay Road. To support the extension, Supplementary Planning Document 3: Parking Standards and Design requires the provision of four additional car parking spaces, two cycle parking spaces and two motor cycle parking spaces. Five car parking spaces are proposed, along with the required cycle and motor cycle parking spaces. As such, it would be unreasonable to refuse the application on highway safety grounds as it provides more than the additional parking required by SPD3 for an extension of this size. As such, it is considered that the proposal is acceptable in respect of parking and highway safety in accordance with Policy L4 of the Core Strategy.

## DEVELOPER CONTRIBUTIONS

9. The Trafford Developer Contributions (TDC) required by SPD1: Planning Obligations are set out in the table below:

<b>TDC category</b>	<b>Gross TDC required for proposed development</b>	<b>Contribution to be offset for existing building</b>	<b>Gross TDC required for proposed development</b>
Affordable Housing	n/a	n/a	n/a
Highways and Active Travel infrastructure (including highway, pedestrian and cycle schemes)	£3,636	n/a	£3,636
Public transport schemes (including bus, tram and rail, schemes)	£12,510	n/a	£12,510
Specific Green Infrastructure (including tree planting)	£6,200	n/a	£6,200
Spatial Green Infrastructure, Sports and Recreation (including local open space, equipped play areas; indoor and outdoor sports facilities)	n/a	n/a	n/a
Education facilities	n/a	n/a	n/a
<b>Total contribution required</b>			<b>£22,346</b>

## CONCLUSION

10. The proposal is considered to be acceptable in terms of design and would have no undue impact on the amenity of neighbouring occupants subject to appropriate tree planting. Additional car, cycle and motorcycle parking is proposed to support the extension and it is therefore considered that the proposal is in accordance with Policies L4, L5 and L7 of the Trafford Core Strategy. It is therefore recommended that planning permission is granted.

**RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT**

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure a maximum financial contribution of £22,346 split between: £3,636 towards Highway and Active Travel infrastructure; £12,510 towards Public Transport Schemes; £6,200 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme);
- (B) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the following conditions: -
1. Standard
  2. List of approved plans
  3. Matching materials
  4. Provision and retention of all parking, multi point locking facilities to be provided for motorcycle parking spaces, space 1 to be marked for staff parking
  5. Landscaping and landscape maintenance
  6. Tree protection
  7. No windows in north elevation
  8. Drainage scheme to incorporate control of surface water discharge

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**LOCATION PLAN FOR APPLICATION No: - 79733/FULL/2013**

Scale 1:1250 for identification purposes only.

Chief Planning Officer

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