

DEVELOPMENT CONTROL POLICY 2

In deciding whether or not to grant planning permission for the kinds of housing accommodation described in the above proposed strategic city-wide policy the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs, in the terms set out above.

In addition to the social and economic criteria set out above, the Council will only grant planning permission for special needs housing proposals where it can be demonstrated that the proposals will not have an adverse impact on the character of the street or the locality in respect of:

- (i) displays of signs and notices;
- (ii) additional car parking space involving the loss of mature trees and landscaping, especially in front gardens;
- (iii) design of vehicular cross-overs to parking spaces in front gardens;
- (iv) provision of external fire escapes and lift shafts;
- (v) positioning of paladin bins;
- (vi) construction of links between what would otherwise be separate dwellinghouses;
- (vii) additional comings and goings from officials and professional visitors;
- (viii) more intensive use of upper floors, which become main living accommodation. This can reduce privacy to adjoining gardens and lead to noise transmission problems through party walls;
- (ix) the quality and maintenance of external areas.

REASON

The reasons for this policy are set out in the above strategic city-wide policy. This policy lists a range of physical characteristics which, experience shows, are commonly associated with the more specialised kind of accommodation. Where the Council considers that the principle of an application for a special needs or supported housing scheme is acceptable, attention will be given to these visual and local amenity considerations in order that the quality of the physical environment for all local residents is protected.

CHANGES TO EXISTING DEVELOPMENT CONTROL POLICIES

In addition to the above new policies, changes are proposed to two existing development control policies in the Manchester Plan.

CHANGE TO POLICY DC2 - REST HOMES AND NURSING HOMES (CLASS C2)

Two additional criteria are proposed for Policy DC2.1, as shown below:

- the desirability of avoiding an over-concentration of special needs or supported housing in any one area of the City; and

- the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

[The existing Policy DC2 is as follows :

In determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to :

- (a) the effect of the operation of the business on the amenity of neighbouring residents;
- (b) the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- (c) the effect of the proposals on visual amenity;
- (d) the availability of adequate, safe and convenient arrangements for car parking and servicing; and
- (e) the ease of access for all, including disabled people].

CHANGE TO POLICY DC4, BED AND BREAKFAST ESTABLISHMENTS C1

The policy now also applies to Hostels, which are "sui generis". Two additional criteria are proposed for Policy DC4.1, as shown below :

- the desirability of avoiding an over-concentration of special needs or supported housing in any one area of the City; and
- the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

[The existing Policy DC4.1 is as follows :

In determining planning applications for developments involving the use of the premises for bed and breakfast accommodation (Class C1), the Council will have regard to :

- (a) the general location of the proposed development;
- (b) the effect on the amenity of neighbouring residents;
- (c) the standard of the accommodation for the intended occupiers of the premises;
- (d) adequate private outdoor amenity space;
- (e) the availability of adequate, safe and convenient arrangements for car parking and servicing; and
- (f) the ease of access for all, including disabled people].

ALT7. PROPOSED DEVELOPMENT CONTROL POLICY ON LARGE BUILDINGS OF HISTORIC AND/OR ARCHITECTURAL INTEREST

A new development control policy on large buildings of historic and/or architectural interest has been agreed by the Council with a view to it being incorporated into the Manchester Plan.

POLICY

The retention of large buildings of historic and/or architectural character will be encouraged. The Council will not grant planning consent for the redevelopment of sites containing such buildings and their gardens if the proposals would result in significant harm to residential or visual amenity or would have a detrimental impact on the surrounding area. Planning consent will only be granted if the application is acceptable in terms of:

- (i) the desirability of retaining the building because of its historic and /or architectural merit and the contribution it makes to the street scene and the character of the area;
- (ii) the feasibility of the building being converted to residential or other uses to ensure its retention, restoration and continued maintenance;
- (iii) the suitability of any proposed reuse of the building in terms of its potential impact on residential or visual amenity or on the character of the surrounding area;
- (iv) the desirability of retaining the garden or other landscaped areas (or parts thereof) and trees and other natural features because of their amenity value or their nature conservation and wildlife value or their contribution to the character of the surrounding area;
- (v) the design and external appearance of the proposed building(s);
- (vi) the likely impact of the proposed building(s) upon the amenity of the occupiers of nearby residential accommodation in terms of loss of privacy, overshadowing, impact upon outlook and any increase in activity likely to result in noise and other forms of disturbance;
- (vii) the likely impact of the proposed building(s) and associated roads, parking areas and landscaping upon the character of the surrounding area and the street scene; and
- (viii) the conformity of the redevelopment scheme to the principles of the Council's Guide to Development in Manchester.

REASON

Much of the existing quality of the City's urban environment derives from large houses and other buildings which have historic and architectural merit but are neither listed nor in a conservation area and therefore their retention cannot be guaranteed. Often these buildings are surrounded by gardens or landscaped areas which make a significant contribution to the character of the surrounding area in visual amenity or nature conservation terms. As part of the continuing process of urban renewal, particularly in established residential areas, these buildings and sites are often targeted for redevelopment normally for higher density schemes with greater site coverage by buildings. The Council is not generally opposed to the principle of such schemes which can often help to reintroduce life and vitality to, and repopulation of, the City. However, the Council believes that development schemes which are brought forward for sites containing buildings of historic and/or architectural merit should be considered in the light of the contribution that the buildings and their grounds already make to the local environment and the impact of any new or replacement buildings upon visual amenity and residential amenity.

