

DELEGATED REPORT

Report by Claire Booth	Date of report: 28/06/2024	Ref: 70462/FUL
Registration: 26/03/2024	LDfC: 16/05/2024	Expiry Date: 21/05/2024
Site Visit: 12/04/2024	Site Notice: 12/04/2024	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Replacement roofs to all flats, including removal of the existing polycarbonate apex glazing system and its replacement with rafters extended to a new ridge beam and fully tiled, along with full roofing and Velux roof lights installed over the existing glazed areas, including, installation of integrated solar photovoltaics on the south facing roof slopes.

Location: Flats 1-35 inclusive, Moorfield, Wordsworth Avenue, Radcliffe, Manchester, M26 3QY

Description

Moorfield Sheltered Accommodation is a council owned residential complex that comprises 35 individual flats, spread across seven interlinked blocks located on Wordsworth Avenue, Radcliffe. The complex is sheltered living accommodation with communal spaces, a washing area, and a communal kitchen, all of which are under the supervision of a Warden.

The complex has polycarbonate glazing within the apex of the roof over all communal areas. Due to these glazed areas being at the end of their life, planning permission is sought for replacement roofs, including the removal of the existing polycarbonate apex glazing system and its replacement with rafters extended to a new ridge beam that seeks to be fully tiled. Permission is also sought to install Velux roof lights in the roofscapes installed over the existing glazed areas. During the course of the application, amended plans have been received proposing the installation of integrated solar photovoltaics on the south facing roof slopes of each of blocks which form the sheltered housing accommodation.

The Moorfield Flats complex, the application site, extends approximately 195m northwards along Wordsworth Avenue from its junction with Shakespeare Avenue up to no. 36 Moorfield Avenue. To the rear of the flats are residential properties on Shakespeare Avenue, Tennyson Avenue and Mansfield Avenue. Opposite the application site are linked semi-detached properties located between the junctions of Keats Crescent and Milton Road.

Relevant Planning History

18413 - Residential Development: 35 Dwellings and Wardens House. Approved, 26/06/1986

Publicity

The neighbouring properties were notified by means of a letter on 5 April and site notices were posted on 12 April.

1 letter has been received, which has raised the following issues:

- building contractors should not block his driveway or restrict visibility.

The neighbouring properties were notified of revised plans on 25 April and new site notices were erected.

There has been no response.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
H2/3	Extensions and Alterations
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation

imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment

Design and Visual Amenity

UDP Policy H2/3: Extensions and Alterations state that proposals such as these will be considered with regards to, amongst other things, the size, shape, design and external appearance of the proposal.

The proposal seeks to replace all of the glazed apex roofs with roof tiles. This will involve replacing roof rafters to extend up to a new ridge beam, to create an angled roof slope on which roof tiles can be raised. In the locations of the roof over the communal areas within this sheltered housing complex 3 rooflights in either roofslope are proposed.

Re-shaping the roof profile of the properties, where necessary, will ensure the changes proposed to the roof would appear visually appropriate. This, along with ensuring dark coloured roof lights would ensure the proposals would have an acceptable impact on the street scene.

The proposed solar panels would be set within the roof and would be black in colour. As such, the proposed solar panels would not be a prominent feature within the streetscene.

Therefore, the proposed development would be in accordance with Policies EN1/2 and H2/3 of the Bury Unitary Development Plan.

Residential Amenity

Due to the existing polycarbonate glazing being in a poor state of repair, often leaking, the proposed replacement of the roofs and insertion of 6 rooflights over all communal areas would result in improved living conditions for the residents living in Moorfield.

The proposal is to install an automated Velux window where the current polycarbonate roof is situated. This will allow natural to continue to enter the building, and the applicant advises that the Velux technical team will design it to ensure sufficient lighting remains in the building. The Velux windows will be equipped with temperature sensors that will help regulate the area's internal thermal comfort. Moreover, rain sensors will enable the windows to close automatically in case of rain.

The proposal would cause no significant residential amenity issues to neighbouring residents.

Due to all of the above, the proposed development would be in accordance with Policy H2/3 of the Bury Unitary Development Plan.

Climate Change

Policy JP-S1: Sustainable Development of the Greater Manchester Places for Everyone Joint Development Plan states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Climate change is a key theme running through the Joint Development Plan, with Policy JP-S2 focusing on Carbon and Energy. This Policy states that a dramatic reduction in greenhouse gases are required through a range of measures, including, amongst a host of other things, promoting the retrofitting of existing buildings with measures to improve

energy efficiency and generate renewable and low carbon energy, heating and cooling.

A Carbon and Energy Statement, carried out by Arcus Consulting accompanies the application. It states that the new roofs will contribute to energy efficiency and carbon reduction through its design features, materials and technologies aimed at minimising energy consumption and greenhouse gas emissions and details that;

- Installing a dry ridge roofing system will reduce future maintenance needs and improve sustain ability. The Dry ridge systems will eliminate the need for mortar, which tends to degrade over time, leading to potential maintenance issues. The Dry ridge systems will require minimal maintenance compared to traditional mortar ridge systems, which can crack and deteriorate over time. Many dry ridge systems incorporate ventilation, which helps regulate the roof's temperature and moisture levels, extending the roof covering's lifespan.
- Dry ridge systems provide a more secure fixing for ridge tiles, making them less susceptible to wind damage and water ingress. By reducing the need for ongoing maintenance and increasing the roof's longevity, dry ridge systems contribute to the overall sustainability of the building.
- Upgrading the insulation of the roofs will reduce heat loss during the winter and heat gain during the summer, thereby decreasing the need for heating and cooling energy. High-performance insulation materials, such as Rockwall HARDROCK and FLEXI Multi-fix will enhance thermal resistance and improve overall energy efficiency.
- Installing solar panels on south facing roof slopes will also help this residential complex provide its own renewable energy.

In conclusion, the Energy and Carbon Statement for the Moorfield Sheltered Housing Roof Replacement Program highlights the significant potential for carbon and energy savings through targeted sustainability initiatives. By addressing energy efficiency, reducing carbon emissions, and integrating renewable energy technologies, the project will positively benefit both the environment and the residents of the sheltered accommodation. Moving forward, it is imperative to prioritise implementing energy-saving measures outlined in this statement to achieve the desired sustainability goals and ensure a brighter, more sustainable future for Moorfield Sheltered Housing.

Since this Energy and Carbon Statement was written, the proposals have been amended to include solar panels. The introduction of the solar panels also complies with the Policies JP-S1 and JP-S2 of the Greater Manchester Places for Everyone Plan. The NPPF under paragraphs 157 and 163 of the National Planning Policy Framework (NPPF) support renewable energy proposals where its impacts are (or can be made) acceptable. The proposals also accord with these paragraphs of the NPPF.

Conclusion

Due to all of the above, the proposal accords with all relevant policies within the Unitary Development Plan, the Greater Manchester Places for Everyone Plan and the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered MSRH-00-00-DR-A-010000 1 P1, MSRH-00-00-DR-A-010000 1 PLANNING, 7539-ARC-XX-00-DR-A-010001 1 P1, 7539-ARC-XX-00-DR-A-010002 1 P1, 7539-ARC-XX-00-DR-A-010003 1 P1, 7539-ARC-XX-00-DR-A-010004 1 P1, 7539-ARC-XX-00-DR-A-010005 1 P1, 7539-ARC-XX-00-DR-A-010006 1 P1, 7539-ARC-XX-00-DR-A-010007 1 P1, 7539-ARC-XX-00-DR-A-010008 1 P1, 7539-ARC-XX-00-DR-A-010009 1 P1, 7539-ARC-XX-00-DR-A-010023 1 P1, 7539-ARC-XX-00-DR-A-010024 1 P1, 7539-ARC-XX-00-DR-A-010025 1 P1, Energy and Carbon Statement and the details of the solar panels received on 28 June 2024 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB - 28/06/2024			