

Application Number 21/00609/FUL

Proposal Replacement roof covering and partial cladding of walls.

Site Unit 1, Cowhill Lane Industrial Estate, Cowhill Lane, Ashton-under-Lyne

Applicant Mr Mark Robinson

Recommendation REFUSE

Reason for Report A member of the public has requested the opportunity to address the Panel before a decision is made.

1.0 APPLICATION DESCRIPTION

1.1 The application seeks planning permission to replace part of the existing roof covering and partially clad the front (Cowhill Lane), side elevations and the whole of the rear (Tramway Road) elevation of the existing building.

1.2 The proposed materials for the roof are 'Box profile sheets in Goose Wing Grey' in conjunction with 100mm insulation board. The ridges, verges and trim are proposed in Anthracite Grey, Plastisol finish. The proposed cladding material for the external elevations comprise of box profile sheets in Goose Wing Grey, in conjunction with 100mm insulation board. The corners and openings are proposed to be finished in Anthracite Grey, Plastisol finish.

1.3 The application is supported by the following drawings namely:

Existing Site Plan (Drawing Number 1422.100)
Existing Elevations (Drawing Number 1422.200)
Proposed Roof Plan (Drawing Number 1422.300)
Proposed Elevations (Drawing Number 1422.400)

2.0 SITE & SURROUNDINGS

2.1 The application relates to a former tram depot built circa late nineteenth century. The site itself comprises of a detached building together with an associated service yard area to the rear and part of Tramway Road. The building is currently used for employment purposes and internally has been sub divided into several individual units with the main access point serving each unit at the side and rear.

2.2 The building is of a traditional design and typical from the period in which was built. It varies in height between two and three stories where it fronts Cowhill Lane and is single storey at the rear where it fronts the service yard and Tramway Road. The existing building facades are red brick with corrugated sheeting for the roof areas.

2.3 Surrounding the site are residential properties on Cowhill Lane, Westbury Street and Cowper Street. Opposite the site is St James Church, which is Grade II Listed. The site lies within a predominantly residential area.

3.0 RELEVANT PLANNING POLICIES

3.1 **Tameside Unitary Development Plan (UDP) Allocation**

Unallocated

3.2 **Part 1 Policies**

- 1.1 Capturing Quality Jobs for Tameside People
- 1.3: Creating a Cleaner and Greener Environment.
- 1.5: Following the Principles of Sustainable Development
- 1.6: Securing Urban Regeneration
- 1.9: Maintaining Local Access to Employment and Services
- 1.10 Protecting and Enhancing the Natural Environment
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

3.3 **Part 2 Policies**

- E3: Established Employment Areas
- E5: Local Employment Opportunities and Mixed Uses
- E6: Detailed Design of Employment Developments
- E7: Local Access to New Employment
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- C1: Townscape and Urban Form

3.4 **National Planning Policy Framework (NPPF)**

- Section 2: Achieving sustainable development
- Section 12: Achieving well designed places

3.5 **Other Policies**

It is not considered there are any local finance considerations that are material to the application.

3.6 **Planning Practice Guidance (PPG)**

- 3.7 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

4.0 **PUBLICITY CARRIED OUT**

- 4.1 As part of the planning application process neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Local Highway Authority confirm that on highways grounds the proposal would not have an unacceptable impact on highway safety, or that the residual cumulative impact on the road network would be severe. Request informative (note to applicant) that the cladding installation will be on/over the adopted highway and Agreement of Tameside as Highways Authority will be required under s177 Highways Act 1980.

5.2 Borough Environmental Health Officer has confirmed that there are no objections to the proposal subject to a condition restricting the hours of work during the construction period.

6.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

6.1 Eleven representations have been received objecting to the proposal and raising the following (summarised) points:

- In its current state the building is in keeping with the local area being a brick built Victorian/Edwardian tramway depot.
- The proposed materials would be suitable if building was located within an industrial estate (which it is not).
- The building is a historic piece of Ashton's past being a former horse drawn tram depot and as such should be preserved as a heritage building rather than covered in grey metal.
- The proposed materials are not in keeping with the existing building and are out of character with the surrounding area
- The proposal would be detrimental to the visual amenities of the surrounding area.
- The application relates to Units 1 – 10, Cowhill Lane Industrial Estate
- Work has started without planning permission.
- Why is cladding required? Paintwork is easier to maintain and will keep to the aesthetics of the area which is either naturally exposed brick or painted brickwork.

6.2 Four letters of support have been received raising the following (summarised) points:

- Until recently, maintenance on the building was minimal and the property was in a poor state of repair: leaking roofs with over flowing gullies, fallen rendering, porous brickwork. Consequently the ongoing work to improve the roofing, gullies, drainage, weather resistance and general presentation is supported.

7.0 ANALYSIS

7.1 The main issues to consider in the determination of this application are:

- The principle of the development;
- Residential amenity; and
- Design and integration with local character.

8.0 PRINCIPLE

8.1 Section 6 of the NPPF is entitled building a strong, competitive economy. Paragraph 80 states that 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'

8.2 Locally, the application site is used for employment purposes and therefore the provisions of policy E3 of the UDP apply. This policy mirrors the NPPF in supporting the use of land in such designated areas for employment purposes, including the redevelopment of sites.

8.3 The scheme proposes refurbishment works to the existing building and would therefore support the continued use of the established commercial premises. As such, the principle of development is therefore considered to be acceptable, subject to all other material considerations being satisfied.

9.0 RESIDENTIAL AMENITY

- 9.1 Residential properties adjoin the application site to the front, side and rear. There will however be no increase to the size and scale of the building resulting from the proposed alterations. Furthermore no new openings are proposed to the existing building. As a result it is not considered that the proposal would have any undue impact on the amenities of adjoining occupiers in relation to overlooking, overshadowing or loss of light. The application is acceptable in this regard.
- 9.2 The Borough Environmental Health Officer has raised no objections to the proposal subject to the hours of work during the construction period being restricted/limited to certain times. If Members are minded to grant planning permission, this can be controlled by a planning condition.

10.0 DESIGN AND INTEGRATION WITH LOCAL CHARACTER

- 10.1 Saved Tameside UDP Policies C1 and E6 together with the NPPF all seek to ensure that any new development respects or improves the character of the surrounding area and adjacent properties in terms of its form, scale, mass, materials, layout, bulk and height.
- 10.2 It is considered that the replacement of the existing roof will have little impact on the external character of the building and there are no objections to this part of the proposal.
- 10.3 The main issue raised by the application is the proposed cladding and its effect on the character and appearance of the existing building and on the surrounding area.
- 10.4 The application premises relate to a brick built building which due to its size and location occupies a prominent position in the streetscene. It lies in a predominantly residential area mainly comprising of brick built properties.
- 10.5 The application proposes the installation of cladding to the front, side and rear elevations of the application premises. Whilst the silhouette, form and massing of the building would not be affected by the proposal, the cladding would represent the first addition of its kind to the existing building and as a result the pleasing coherence that currently exists between the application site and adjoining properties would be lost. Views of the proposal would be particularly prominent when travelling along Cowhill Lane due to the building's wide façade and extensive use of cladding across the entire width of this elevation. Here it would be experienced alongside existing brick built properties facing the site and adjacent, highlighting the incongruous nature of the cladding. As part of the proposal the sill and header details surrounding existing openings would also be lost, further eroding the character of the existing building.
- 10.6 It is accepted that metal cladding is often used on industrial premises; however, in this instance the style and design of the existing premises, its location immediately adjoining the highway and the sheer extent of cladding proposed, particularly to the elevations immediately fronting the highway would be substantially at odds with the character of the existing premises and the surrounding street scene. It would give the building a monolithic and modern appearance in contrast to the current arrangement which retains the traditional appearance and historical character of the existing building.
- 10.7 Given the above, it is considered that the development conflicts with the provisions of policies C1 and E6 of the Tameside Unitary Development Plan and Section 12 of the National Planning Policy Framework.

11.0 HIGHWAY SAFETY

- 11.1 The proposals would not result in any alterations to the access arrangements to the site and would not reduce the capacity of the existing car parking area to the rear of the main building. There are no objections to the proposals from the Local Highway Authority.
- 11.2 The Local Highway Authority have noted however that the cladding will overhang part of the adopted highway and the Agreement of Tameside as Highways Authority will be required under s177 Highways Act 1980 in relation to this part of the proposal. If Members are minded to grant planning permission, a note/informative can be attached advising the applicant of their responsibilities in this regard.
- 11.3 As a result of the above, it is considered that the proposals would not result in a detrimental impact on highway safety and therefore, in accordance with paragraph 109 of the NPPF, planning permission should not be refused for that reason.

12.0 CONCLUSION

- 12.1 The building has a strong historic character typical of nineteenth century brick built warehouses / mills. The brickwork complements the established vernacular of the street scene which it frames in a coordinated manner. It is considered that the scale of the cladding on the highway facing elevations would be at odds with this character and would represent a strong departure from the historic appearance and would be detrimental to the street scene and character of the surrounding area. As such it is considered that the development conflicts with the provisions of policies C1 and E6 of the Tameside Unitary Development Plan and Section 12 of the National Planning Policy Framework.

RECOMMENDATION

REFUSE planning permission for the following reason:

The existing building has a strong historic character typical of nineteenth century brick built warehouses / mills. The brickwork complements the established vernacular of the street scene which it frames in a coordinated manner. The proposed cladding would represent an incongruous addition and due to its position on the highway facing elevations of the building would be at odds with the prevailing character and would represent a strong departure from its historic appearance. The proposal would therefore be detrimental to the street scene and character of the surrounding area. As such it is considered that the development conflicts with the provisions of policies C1 and E6 of the Tameside Unitary Development Plan and Section 12 of the National Planning Policy Framework.