

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130649/P3MPA/2021

Date registered valid: 27 May 2021

Proposal: Prior Approval for the change of use of existing ground floor retail unit to form 1 x 1 bedroom flat (Class C3), together with associated elevational alterations

Address: 6 Beechdale Close, Manchester, M40 0AR

Ward(s): Moston Ward

Applicant: W Bhatti, 25 Rydal Avenue, Manchester, OL9 0RB

Agent (if any): V Alyas, 880 Stockport Road, Manchester, M19 2BN

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 2 July 2021

Application details

Type of application: Prior approval- Mixed A1A2A3-Dwelling

Development type: Notifications

Date of site visit: 22 June 2021

Standard consultations:

Printed: 8 June 2021 Expired: 29 June 2021

Neighbour notifications

Printed: 8 June 2021 Expired: 29 June 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a vacant, ground floor retail unit, which forms part of two storey, semi-detached property, situated at the corner of Beechdale Close and Doulton Street. The first floor is in use as a residential apartment.

The property is of mainly red brick, masonry construction and incorporates a single storey, lean to extension at the rear and a semi-enclosed waste storage area to the side of the property. An existing access door serving the first-floor flat is situated to the side of the property fronting Beechdale Close.

The property incorporates a shop front and a corner access door. All ground floor openings are presently covered by metal roller shutters.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, mainly comprising two and three storey, semi-detached and terraced dwellinghouses.

Description of development

Prior Notification for the change of use from a shop (Class A1) to a 4 x 1 bedroom residential flat (Class C3) at ground floor, together with associated elevational alterations.

It is proposed to change the use of the ground floor to form a self-contained, one bedroom flat (Class C3) to form two flats in total. Access is to be taken from the existing access from the front corner.

In addition, external elevational alterations are proposed to facilitate the conversion. These involve the insertion of two new windows to each of the front and side elevations in place of the existing shopfront and the removal of the roller shutters and fascia signage zone.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Flood Risk Management – The drainage of the site can be approved.

Highway Services - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

Regular bus services are routed along St. Marys Road (approximately 200m west of the development site) and provides connections to Failsworth, Piccadilly Gardens, Wrens Nest, The Trafford Centre, Eccles and Pendleton. The closest Metrolink facility is located at Newton Heath & Moston approximately 850m south and provides connections to East Didsbury.

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street

Secure and sheltered cycle parking provision is required, within the curtilage of the site, at a provision of one-per-unit.

A refuse storage area is noted within a private yard at the site. Residents will transport bins to/from the bin collection point on collection day. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

Environmental Health – Conditions are advised in relation to waste and construction management.

Planning History

105906/FO/2014/N1

External alterations to include new entrance on side elevation to facilitate access to new first floor flat and installation of new gate to rear yard to allow access to bin store. *Approved 22 September 2014.*

094658/FO/2010/N1

External alterations to facilitate access to first floor accommodation including relocation of existing gates to rear yard. *Approved 11 January 2011.*

Issues

Principle

Class M of the Town and Country Planning (General Permitted Development) Order 2015 requires Local Planning Authorities to determine if prior approval is required to change the use of a retail shop to a dwellinghouse.

The issues for consideration include matters relating to transport and highways matters, contamination, flood risk, as well as the impact of the external appearance of the building and whether the proposed use is desirable in the area or capable of being used to re-provide the previous use and also whether it would have an adverse impact upon the sustainability of a key shopping area.

Under the provisions of the legislation, the floorspace of the application building cannot exceed 150 sqm. This is the case in this instance, the floorspace amount to 44 sqm and therefore below the relevant threshold.

The legislation also states that works should not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

In this case, none of the works extend beyond the existing dimensions of the building.

Further, in line with the legislative requirements, the building is not listed or a scheduled monument. Neither is it situated within a conservation area, within a military explosives area site, safety hazard area or within a site of special scientific interest as required by the legislation.

No issues have been raised with respect to the relevant matters for consideration and therefore the proposal is considered acceptable.

The building is presently vacant. The re-use of the building for residential purposes would be desirable due to its location within a residential area due to its immediate context within a residential frontage.

Due to the out of centre location, the principally residential context and the period of vacancy, it is highly unlikely to have any detectable impact upon key retailing functions.

It is considered that the re-use of the building for residential purpose would uplift the appearance of what is presently a vacant frontage which detracts from the vibrancy of the street. The reuse of the ground floor would therefore improve natural surveillance and the appearance and function of the street-scene.

Whilst it is acknowledged that the new window openings to the proposed living accommodation would face directly onto the back of pavement, this is an arrangement typical of the area, whereby the host and neighbouring terraces do not include defensible space between window openings and the highway. The proposed arrangement would therefore only serve to mirror this arrangement.

In terms of contamination, the proposal solely relates to a change of use, involving no works to the ground. There are no known risks or any other harmful levels of contamination believed to be on site. Environmental Health have not raised any objection to the proposal on these grounds.

The property is situated within Flood Risk Zone 1 and therefore there is a low probability of flooding.

In relation to any transport or highways impact, it should be noted that no off-road parking is proposed.

Highway Services consider that the addition of 1 flat is not expected to generate trips that would impact local highway safety or operation. It is also believed that there is sufficient on-street parking locally should the need arise.

In contrast to the former retail use, it is believed car movements and parking demand would be lesser than for the use proposed both in terms of the number and frequency of trips.

It is considered unlikely that 1 small flat would create any significant or undue demand for on-street parking to the detriment of residential amenity or highway safety. There is sufficient space in front of the property for roadside parking and this mirrors the arrangement for other properties in the area. The site is also situated within a sustainable location with access to public transport opportunities nearby.

In terms of waste management, there is an existing waste storage area to the side of the property. A condition however has been included which will require further detail in this regard, including details of recycling arrangements, the number of receptacles and frequency of collection.

Given the above, it is considered that the proposal satisfies the relevant matters for consideration and the proposed change of use is acceptable.

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 a right to a fair hearing and to this end the local planning authority 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 Director 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 recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

0) The City Council is satisfied that this development has minimal impact on the local highway network and transport, that there are no known contamination or flood risks at the site, that the proposal would not lead to an inadequate level of retail facilities in the area and that the

proposed external alterations are acceptable. The proposal therefore complies with the requirements of policies SP1, EN18, EN19, T2 and DM1 of the Manchester Core Strategy and the requirements of Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawings numbered A101/P1, A103/P1, A104/P1 and A105/P1, received by the City Council as Local Planning Authority on 27 May 2021.

1) Notwithstanding details submitted, the flats hereby approved shall not be occupied until scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

1 Clapham Street, Manchester, M40 0BA
222 St Mary's Road, Manchester, M40 0AY
3 Clapham Street, Manchester, M40 0BA
13 Minton Street, Manchester, M40 0AU
11 Minton Street, Manchester, M40 0AU
3 Beechdale Close, Manchester, M40 0AR
6A Beechdale Close, Manchester, M40 0AR
2 Clapham Street, Manchester, M40 0BA
5 Beechdale Close, Manchester, M40 0AR
1 Beechdale Close, Manchester, M40 0AR
14 Doulton Street, Manchester, M40 0AW
16 Doulton Street, Manchester, M40 0AW
12 Doulton Street, Manchester, M40 0AW
15 Doulton Street, Manchester, M40 0AW
13 Doulton Street, Manchester, M40 0AW
4 Beechdale Close, Manchester, M40 0AR
17 Minton Street, Manchester, M40 0AU
15 Minton Street, Manchester, M40 0AU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1