

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133082/FO/2022

Date registered valid: 28 February 2022

Proposal: Elevational alteration including new shop front and new doorway

Address: 100 Crumpsall Lane, Manchester, M8 5SG

Ward(s): Crumpsall Ward

Applicant: Mr Mark Andrew Cuckill Crosswell Properties Ltd 1170 Rochdale Road, Manchester, M9 6ER

Agent (if any): Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street, Rossendale, BB4 8HZ

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 22.04.2022

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 March 2022 Expired: 28 March 2022

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to 100 Crumpsall Lane, the property is a two-storey terraced; one of two middle properties of a row of four commercial properties located on the corner of Landsdowne Road and Crumpsall Lane. The premises are a vacant Employment and Property Lawyers office called GLP Solicitors at ground floor.

Description of development

Planning permission is sought for elevational alterations including new shop front and new doorway. The works to the shop front include the installation of the following to the ground floor front elevation: 2 large double glazed windows PVC D/G Units and new external door in the middle of the frontage and inline with window glazing. Additionally, replacement windows at first floor with PVC D/G Units with an additional 2 windows along the front elevation. Furthermore the side elevation windows will be replaced with PVC D/G Units with an additional window fenestration.

The access into the property within the front elevation is stepped, as previously, and as per the adjacent four commercial properties.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

National Planning Policy Framework (NPPF):

The Framework states that the purpose of the planning system is to contribute to sustainable development, to which there are three dimensions - economic, social and environmental.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. Paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay.

Core planning principles in the NPPF - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

- i. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- ii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- iii. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings;
- iv. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- v. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- vi. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- vii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Manchester's Core Strategy:

The following Core Strategy policies are applicable to the proposed development:

Policy SP1 - Core Development Principles

Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
creating well designed places that enhance or create character.
making a positive contribution to the health, safety and wellbeing of residents
considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 - Development Management states - All development should have regard to:
Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects upon amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Saved Unitary Development Plan for the City of Manchester

Regarding development management:

14.SHOP FRONTS AND RELATED SIGNS

This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc.

DC14.1 In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

DC14.3 Externally mounted security grilles or shutters will not normally be permitted if they are of solid construction.

DC14.4 In cases where externally mounted security grilles or shutters are considered acceptable, the boxes housing the grille or shutter should wherever possible be located behind the fascia.

Reasons :-

The Council wishes to ensure that the designs of shop fronts and associated signs respect the characteristics of the building on which they are located, and the character of the general area.

The Council accepts that what is or is not "good design" is a matter of personal taste and judgment, and that planning control in this respect has to be exercised with particular care.

Nonetheless, some general principles are involved which the Council considers it reasonable to have regard to, and these are set out in the policy.

So far as policy DC14.3 is concerned, the Council is aware of the need for greater security for commercial premises in many parts of the City, but takes the view that only in exceptional circumstances would it be necessary to resort to designs which present wholly solid exteriors to the street. These are usually unattractive, provide targets for graffiti and can add to a sense of intimidation and degeneration in the wider area.

Issues

Principle

It is considered that the proposed scheme is acceptable in terms of the NPPF, policies SP1 and DM1 of the Manchester's Core Strategy and saved policy DC14 of the Unitary Development Plan.

Visual Amenity

The proposed external alterations will enhance the frontage to create a fresh image of the building, and the use of high quality materials will further improve the visual amenity of the area. The predominately window glazed shop front will not detract from the character and appearance of the premises or the parade, in accordance with policies DM1 and DC14, due to the transparent character and appearance of the shop front. Therefore, it is deemed that the proposal is acceptable as it is felt that the works would not adversely affect the appearance of the building or visual amenity within the area.

With regard to policy DC14.2, the access in and out of the new shop front incorporates a step which is as was previously the case, and as is the case for the adjoining three other premises. This is not deemed to be ideal, however acceptable in this case, on the basis the situation is historic, and the floor level is built higher than the ground level. This will meet the Building Regulations.

Residential Amenity

It is not considered that the new shop front will provide any additional residential amenity to the surrounding area. Furthermore, the additional window fenestration elements situated on the first floor front and side elevation are not considered to provide any significant overlooking or intrusive sight lines given the windows placement and possible views out onto Landsdowne Road and Crumpsall Lane.

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: Approval

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There were no such issues that needed to be dealt with in respect of this application.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following documents and drawings:

Plans and Elevations- Drawing No. 3045-02, stamped as received by the City Council as Local Planning Authority on 28 February 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 (Development Management) within Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

98A Crumpsall Lane, Manchester, M8 5SG
Ground Floor, 101 Crumpsall Lane, Manchester, M8 5SR
Flat 2, 101 Crumpsall Lane, Manchester, M8 5SR
Flat 1, 101 Crumpsall Lane, Manchester, M8 5SR
101 Crumpsall Lane, Manchester, M8 5SR
103 Crumpsall Lane, Manchester, M8 5SR
102A Crumpsall Lane, Manchester, M8 5SG
98 Crumpsall Lane, Manchester, M8 5SG
102 Crumpsall Lane, Manchester, M8 5SG
1 Delaunays Road, Manchester, M8 4QS

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1