

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132502/FO/2021

Date registered valid: 6 January 2022

Proposal: Elevational alterations including the installation of a new window in the side elevation and the repositioning of the entrances to the internal bin store

Address: 181-183 Wilmslow Road, Manchester, M14 5AP

Ward(s): Rusholme Ward

Applicant: Muse Architects, 14 Gerry Wheale Square, Manchester, M14 4UY

Agent (if any): Mr Mohamed Muse, Muse Architects, 14 Gerry Wheale Square, Manchester, M14 4UY

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.03.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2022

Standard consultations:

Printed: 11 January 2022 Expired: 1 February 2022

Neighbour notifications

Printed: 11 January 2022 Expired: 1 February 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

Description of site/building

This application relates to the ground floor of a three storey extension built on the rear of 181 Wilmslow Road. The extension fronts Denison Road and has display windows. The extension occupies most of what was the rear yard with a narrow strip remaining along the northern elevation of the extension.



Listed building: Not applicable

Conservation area: Not applicable

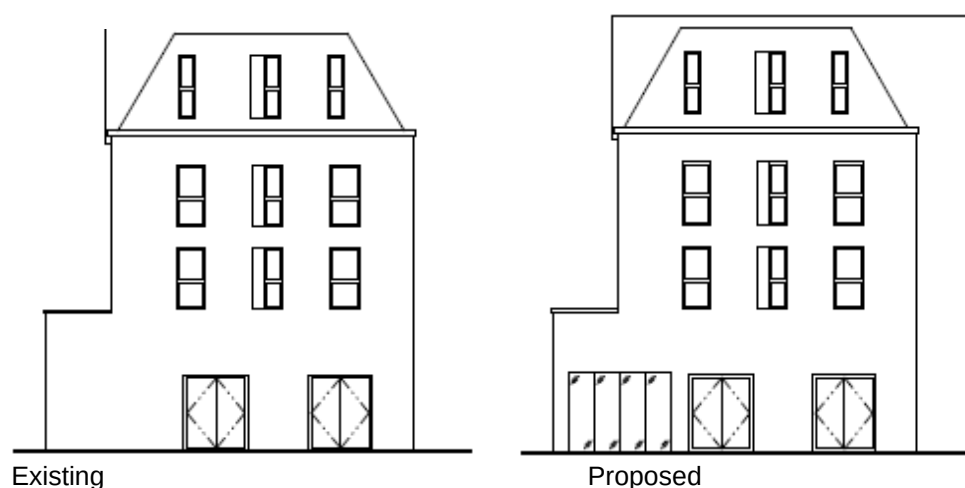
Tree Preservation Order: Not applicable

Description of area

The site is located within Rusholme District Centre. Adjoining to the north are commercial properties with residential above, much of which appears to be accessed from the rear alley. Facing across Denison Road are further commercial uses. To the east across the rear alley are a Modern development of flats, Hamilton Lodge and the Park Crescent roundabout. The site adjoins, but is outside the Victoria Park Conservation Area.

Description of development

As submitted consent was sought to erect an external bin store projecting into the alley and insert a large display window in the same elevation. The bin store has now been dropped from the scheme and the development will retain its internal bin store with access from the alley. Consent is therefore sought solely for the installation of the new window.



Consultations & Notification Responses

Local Residents/businesses

One letter has been received objecting to the proposed development. They are concerned that there are too many restaurants and take aways in the area.

Cadent

Provided details of plant and equipment in the area. These have been passed to the applicant.

Environmental Protection

There is no provision for mixed recycling, and the food waste bin in a restaurant seems very low.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Issues

Principle

The rear of the property was built as a separate commercial unit and the principle of inserting an additional window is considered acceptable.

Design

The proposed window is full height and situated towards the front of the elevation. It is considered that there are no design issues.

Impact on Amenity

The proposed window would overlook the alley and have a partial view across the front of Hamilton Lodge. As this is the front garden and already overlooked from the public domain it is considered that there would be no loss of amenity arising from the proposed window.

Refuse

The new bin store has been deleted from the scheme and the development has reverted to the originally approved scheme.

Conclusion

The proposed new window is considered to be acceptable in all respects.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration 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 drawings and documents:

180_A004 revision C Received 10 March 2022

180_A005 revision B Received 9 December 2021

180_A006 revision C Received 10 March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall be constructed using materials that match those used in the front elevation of the property in terms of colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The refuse storage arrangements shown on the approved drawings shall be retained in perpetuity and refuse bins only moved outside on the day of collection. At all other times refuse should be stored in the designated area.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Rusholme Business Association

104A Wilmslow Road, Manchester, M14 5AJ
112A Wilmslow Road, Manchester, M14 5AJ
Flat 14, 1 Park Crescent, Manchester, M14 5DU
Flat 13, 1 Park Crescent, Manchester, M14 5DU
Flat 12, 1 Park Crescent, Manchester, M14 5DU
Flat 11, 1 Park Crescent, Manchester, M14 5DU
Flat 10, 1 Park Crescent, Manchester, M14 5DU
Flat 9, 1 Park Crescent, Manchester, M14 5DU
Flat 8, 1 Park Crescent, Manchester, M14 5DU
Flat 7, 1 Park Crescent, Manchester, M14 5DU
Flat 6, 1 Park Crescent, Manchester, M14 5DU
Flat 5, 1 Park Crescent, Manchester, M14 5DU
Flat 4, 1 Park Crescent, Manchester, M14 5DU
Flat 3, 1 Park Crescent, Manchester, M14 5DU
Flat 2, 1 Park Crescent, Manchester, M14 5DU
Flat 1, 1 Park Crescent, Manchester, M14 5DU
108A Wilmslow Road, Manchester, M14 5AJ
102B Wilmslow Road, Manchester, M14 5AJ
102A Wilmslow Road, Manchester, M14 5AJ
Top Flat, 179 Wilmslow Road, Manchester, M14 5AP
185 Wilmslow Road, Manchester, M14 5AP
Ground Floor, 181 - 183 Wilmslow Road, Manchester, M14 5AP
179 Wilmslow Road, Manchester, M14 5AP
112 Wilmslow Road, Manchester, M14 5AJ
110 Wilmslow Road, Manchester, M14 5AJ
104 Wilmslow Road, Manchester, M14 5AJ
102 - 104 Wilmslow Road, Manchester, M14 5SU
177 Wilmslow Road, Manchester, M14 5AP
First Floor, 102 - 104 Wilmslow Road, Manchester, M14 5AJ
108 Wilmslow Road, Manchester, M14 5AJ
Ground Floor, 106 Wilmslow Road, Manchester, M14 5AJ
Flat 22, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 20, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 24, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 23, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 21, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 19, Hamilton Lodge, Park Crescent, Manchester, M14 5QU

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 Zone - All Exceeding 90M
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: SOUTH