

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132160/FO/2021

Date registered valid: 6 December 2021

Proposal: Change of Use from retail with accommodation above to 1 No. one bedroom flat and 1 No. three bedroom flat at first and second floor together with associated elevational changes

Address: 48 Broadfield Road, Manchester, M14 4WH

Ward(s): Moss Side Ward

Applicant: Mr Ibrahim Abasheikh, Unit F12, 14 Queen Anne Street, London, W1G 9LG

Agent (if any): Colin Williams, 11 Gilda Crescent Road, Salford, M30 9AG

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31.01.2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 18th January 2022

Standard consultations:

Printed: 13 December 2021 Expired: 3 January 2022

Neighbour notifications

Printed: 13 December 2021 Expired: 3 January 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

The property that is the subject of this application is a turn of the century 2 storey red brick end of terrace property. It is identified as 45 Broadfield Road in the Moss Side ward of the City. It is currently a retail unit at ground floor with a three bedroom flat over the first floor and within the existing roof space. The property has a large bay window to the ground floor and a small open forecourt area to the frontage. The yard area to the rear has historically been covered over with a roof to create additional storage space. The entrance to the existing accommodation is taken from the side of the property off Greame Street. The commercial entrance is taken from the front of the property on Broadfield Road. There is no dedicated parking with the property, which is the same for all the properties along that side of Broadfield Road.

There is a high 2m brick wall all around the side and rear of the property, and an open alleyway to the rear which provides rear access to the other properties along the terrace.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature with grid pattern streets of terraced accommodation ranging from Victorian to 1980's properties.

Description of development

The proposal is for the change of use of the current retail unit at ground floor to a 1 bed flat, together with associated elevational alterations. The covered rear yard area will be opened up to provide external space, and storage for the bins and a new mono-pitched roof will be constructed over the kitchen area with a window in the rear overlooking the yard area. The

commercial look of the windows will be replaced by windows of a more domestic appearance. The entrance to the ground floor flat will be via a door off Greame Street adjacent to the access to the existing first / second floor flat.

Consultations & Notification Responses

Local residents were informed- No representations have been received.

Highways- No objections subject to the provision of secure cycle storage for the property.

Environmental Health- No objections subject to the attachment of a condition relating to additional information for the Waste Management.

Issues

National Planning Policy Framework (2018) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and communities' health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There should be a presumption in favour of sustainable development and planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that 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 EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the 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 on amenity, including privacy, light, noise, vibration, air quality and 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.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated within the Manchester Unitary Development Plan.

Principle of use

The property to the ground floor is currently in use as a retail unit, however the remainder of the properties apart from 2 other corner properties at the ends of terraces further along the road, are all in residential use. Some of these are single family dwellinghouses and others have been converted into flats. The principle of creating an additional flat to the ground floor is considered acceptable within this established residential area. It would also contribute to the diversification of housing choice, without over intensification of the site. It should also be noted that current Permitted Development regulations allow the change of use of A1 to C3 subject to the LPA's Prior Approval, and regard needs to be given to works that would be allowed as permitted development.

Residential amenity

The ground floor has been used as a retail unit over many years, providing the services of a stereotypical corner shop, as a general store the footfall would be frequent and would therefore have generated activity in the residential neighbourhood. It is considered that the change of the ground floor to a 1 bedroom flat will not have the same comings and goings associated with it as a general store, with the residential activity being quite low level when compared to the current use. The first floor and loft space are already in use as a three bed flat and besides reconfiguration, there is no change there. The rear covered yard is being opened up, and this would provide external space for the proposed and the existing flat which currently does not benefit from use of this space. It is not therefore considered that the proposal would impact upon the amenity of surrounding residents. It will however improve the residential amenity of the existing residents.

Amenity space

The rear garden area/yard whilst small, brings back into use an external space that had previously been lost. It is comparable in size to all the other properties within the immediate area.

Car parking

There is no dedicated parking for the proposed flat, with any need having to be addressed through on street provision. However, this is no different to the current situation, and, being located at the junction has the front and side road to service this need. There are no parking restrictions, and it is not considered that the proposal would exacerbate the existing situation. Highways Services considers that these arrangements are satisfactory.

Cycle parking

It is considered that secure cycle parking could be accommodated within the curtilage of the property, and a condition requiring provision would be attached to any consent granted.

External appearance - The property currently has a brick finish, the materials to be used would match those of the existing property. The window on the side elevation on Greame Street is a large shop window, this would be replaced with a smaller domestic scale window and again would be in materials to match the existing property including the patching in and these are considered to be acceptable. A condition to that effect would be attached to any consent granted.

Waste Management

Whilst it would appear that there is sufficient space within the rear yard area for the storage of the appropriate number of waste bins, the correct number have not been shown on the plans, therefore, a waste management condition will be attached to any consent granted.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, negotiations took place in relation to Waste Management and Secure Cycle Storage.

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:

- 1- Existing Floor Plans received 3rd November 2021.
- 2- Existing Elevations received 3rd November 2021.
- 3- Proposed Floor Plans received 3rd November 2021.
- 4- Proposed Elevations received 3rd November 2021.

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, including patching in and mortar as stated on the submitted drawing and Householder Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

6) No development shall commence until a 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 residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies EN1, SP1 and DM1 of the Core Strategy for Manchester.

7) Details of secure cycle storage shall be submitted to and approved in writing by the City Council as local planning authority once approved the scheme shall be made ready for use prior to the first occupation of the development hereby approved. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

41 Crondall Street, Manchester, M14 4UA
46A Broadfield Road, Moss Side, Manchester, M14 4WF
46 Broadfield Road, Moss Side, Manchester, M14 4WF
87 Broadfield Road, Moss Side, Manchester, M14 4WE
39 Crondall Street, Manchester, M14 4UA
89 Broadfield Road, Moss Side, Manchester, M14 4JN
52 Broadfield Road, Moss Side, Manchester, M14 4WH
50 Broadfield Road, Moss Side, Manchester, M14 4WH

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
Area Team Boundary - Name: SOUTH