

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131864/FO/2021

Date registered valid: 7 October 2021

Proposal: Erection of store area extension

Address: 340 Palatine Road, Manchester, M22 4HE

Ward(s): Northenden Ward

Applicant: Mustafa Sun Market, 340 Palatine Road, Manchester, M22 4HE

Agent (if any): Mr Purdy, PBM Plans, 7 Ridgeway Close, Rotherham, S65 3NH

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 November 2021



Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 18 November 2021

Standard consultations:

Printed: 25 October 2021 Expired: 15 November 2021

Neighbour notifications

Printed: 25 October 2021 Expired: 15 November 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 concerns the rear of a mid-terrace commercial property (Convenience store / delicatessen) situated on the western side of Palatine Road in the Northenden District Centre. The property has 2no. floors of residential accommodation above that is accessed at the rear either via a stairwell alongside the site boundary, or via a secure pin-pad operated door on Lingard Road.

The rear of the site has a yard area that is presently used for the storage of stock and packaging waste.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a long parade characterised by independent shops and cafes, hot food takeaways and general stores.

At the rear of the site is a gated service road serving all of the shops and rear access for the flats. Bin storage and parking is also found in this area. The service road is accessed off Lingard Road to the north which is residential and runs parallel to the rear boundary of residential gardens and Northenden Community School.

Beyond the commercial Palatine Road frontage, there are older residential streets on the eastern side, with inter-war semi's mainly behind the site to the west.

Description of development

Erection of store area extension.

Consultations & Notification Responses

A total of 4no. neighbours as well as the Northenden Civic Society and Northenden Neighbourhood Forum were notified of the application. No comments were received.

Environmental Health – 1st comments

Could the applicant confirm where their bins will be stored if the development is approved. It appears that all of the external storage area will be removed by the development which would mean that their bins will be stored outside the curtilage of the development, which is not desirable. As the bin storage provision is not mentioned in either of the diagrams, I am unable to determine where they are currently stored.

NB: The agent provided a revised site plan which showed the bin store location at the rear of the proposed extension.

2nd comments

The proposals for storing the bins within the curtilage of the yard, as shown on the attached map is acceptable so on this basis, I would recommend the following condition be attached to the consent:

REF*

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 Core Strategy policies EN19, SP1 and DM1.

Policy

Core Strategy

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.

The following specific policies are relevant to the proposal:

Policy SP1- Spatial Principles

Policy SP1 states under Core Development Principles, 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; and

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

This policy follows the principles advocated in the aforementioned policies and informs 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.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Issues

The application proposes a single storey rear storeroom extension that is 9.5-metres long x 3.8-metres wide and a maximum of 2.75-metres high with a sloping monopitch roof. Double doors are proposed at the rear giving access for deliveries. The materials are brick and tile to match the existing.

The proposal retains the 988mm wide access to the steps which residents can use as one of two access / egress points to the first-floor deck access. Another access point via a secure pin-pad is sited on the Lingard Road elevation.



In considering the character of the rear elevations of commercial units, several have similarly scaled or larger extensions or have their original built form extending to the rear boundaries. This includes the substantial 2-storey built form at the rear of No.342 immediately south and an extension similar to the proposed at No.338 immediately to the north.



There are also other examples at Nos.330, 332, 334, 336, 344, 346, 348 and Nos.352-364. On this basis, the extension accords with the character of the rears of commercial units.



The proposed extension would have limited views at the rear being separated from the rear of No.5 Lingard Road by a double garage on the rear garden boundary, intervening shrubs and trees and the service road. The distance between the rear of this dwelling and the site is 46-metres at an oblique angle. Notwithstanding this, the extension is single storey only and would be largely concealed behind the extension at the rear of No.338.

It is designed to fulfil the storage needs of the business which will enable it to continue trading from the unit, to the benefit of the District Centre, and with no loss of amenity.

It infills the rear yard space with a simple rectangular plan form structure of brick with a monopitch roof structure. This is in keeping with other rear infills in the parade which will be helped by the matching brick and tile materials.

The extension will also tidy up the appearance of the rear elevation which will remove much of the visual clutter that exists at present. This will be of benefit to the residents who use the rear service road and parking area. On this basis, the proposed extension will have positive impact on the appearance of the rear elevation and wider service area.

A question was raised by the EHO with regards to the arrangements for commercial bin storage. The agent has confirmed that this will remain at the rear of the site as existing. A condition is appended for the waste management arrangements to be implemented, for the avoidance of doubt.

Residential bins are communal and stored at one end of the service road. As such, there are no changes to the arrangements for bin storage and no loss of amenity would result for residents as a consequence of any approval.

Neighbours, the Northenden Civic Society and Northenden Neighbourhood Forum were all notified of the application; no comments were received in response.

On the basis of the above, the proposal is acceptable in accordance with Core Strategy policies SP1, DM1 and EN19.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The consultation process returned no objections, but the scheme was amended to demonstrate where commercial bins

would be stored to ensure that adequate arrangements were in place for the management of commercial waste within the site.

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 received on the 7th of November 2021 or as stated:

Application Form

Location Plan

Location Plan

Location Plan

Site Plan

Existing Floor Plans

Existing Elevations 1

Existing Elevations 2

Existing Floor Plans 2

Proposed Elevations

Bin Store Location Plan received by email on the 16th of 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the 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 policies DM1 and SP1 of the Manchester Core Strategy.

4) The waste management arrangements for the development hereby approved, including the storage of waste bins within the rear curtilage as shown on the Bin Store Location Plan received on the 16th of November 2021, shall be implemented in accordance with these details and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies EN19, SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Northenden Civic Society
Environmental Health
Northenden Neighbourhood Forum

338A Palatine Road, Manchester, M22 4HF
342 Palatine Road, Manchester, M22 4HE
340B Palatine Road, Manchester, M22 4HF
340A Palatine Road, Manchester, M22 4HF

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