

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130574/FO/2021

Date registered valid: 28 May 2021

Proposal: Erection of a single storey rear extension following removal of existing flue.

Address: 1 Grandale Street, Manchester, M14 5WS

Ward(s): Moss Side Ward

Applicant: Mr Yaseen Ibrahim 1 Grandale Street, Manchester, M14 5WS

Agent (if any): Mr Hasnaat Saeed 1 Bank Street, Church, Accrington, BB5 4HH

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

Recommendation: Approve

Date of recommendation: 12.08.2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 28th June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 June 2021 Expired: 2 July 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

This application relates to a two storey end of parade property currently vacant. The property has what appears to be an original two storey outrigger with a lean to roof and a single storey rear extension. There is a small rear yard and a flue on the rear elevation.



Listed building: Not applicable

Conservation area: Not applicable

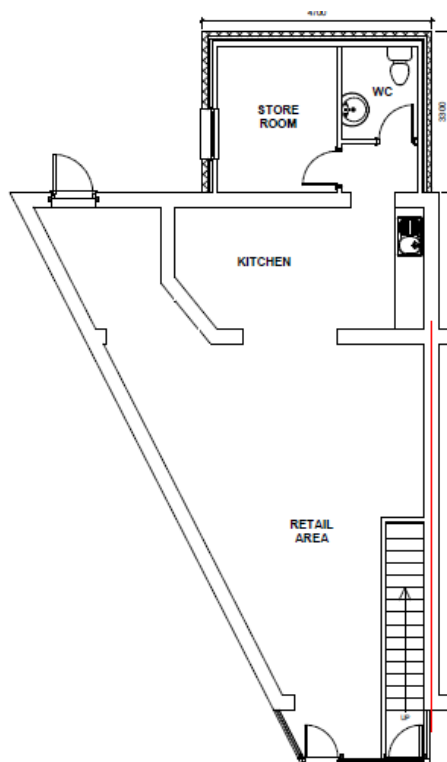
Tree Preservation Order: Not applicable

Description of area

The site is located close to the junction of Grandale Street and Wilmslow Road within Rusholme district centre. To the west separated by an alley is a small café in the side elevation of a property whose main frontage is to Wilmslow Road. Adjoining to the east is the remainder of the parade, all the properties are commercial on the ground floor, the first floor uses are unknown. To the rear separated by an alley that has been gated are residential properties on Eva Street. Facing the site across Grandale Street is the side elevation and forecourt car park of a large café fronting Wilmslow Road.

Description of development

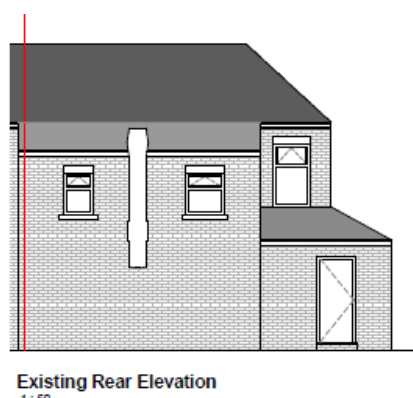
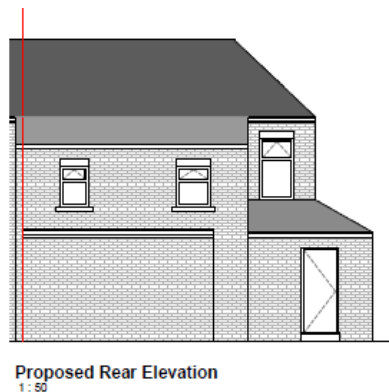
Consent is sought to erect a single storey rear extension, projecting 3.3 metres, the full depth of the rear yard and 4.7 metres wide.



out

Proposed Ground Floor Lavout

The extension would be of brick construction with a flat roof. It would be used as a store and wc to the commercial unit. A proposal to construct an external rear stair to the flat has been dropped from the scheme. The existing unauthorised flue is to be removed. The retained yard will be used for the storage of refuse bins.



Consultations & Notification Responses

Local Residents/Businesses

Two letters have been received objecting to the proposed development. The issues raised are summarised below.

- The property has been extended once and should not be allowed to extend again.
- The builders of the extension were inconsiderate and he has been prosecuted for dumping building waste in the alley.
- He is going to use the premises as a take away, Grandale street is too busy for a take away.
- The external stair will be dangerous for residents.

Environmental Health

Requested fume extraction and acoustic insulation of external plant conditions. (however, it is now proposed to remove rather than relocate the flue. The applicant is aware that planning permission will be required for a new flue).

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 principle of extending a property to meet its changing needs is considered to be acceptable.

Scale

The existing yard is irregular in shape the proposed extension covers approximately half, it is single storey and has a flat roof to avoid interfering with the windows in the rear elevation. On balance the scale of the proposed extension is not considered excessive.

Design

The proposed extension is flat roofed with a single window in the side elevation. In terms of its appearance this is considered acceptable.

Flue

The existing flue is unauthorised and is to be removed to facilitate the construction of the extension.

Refuse

There is space within the retained yard for the storage of refuse which is considered to be acceptable.

Residential Amenity

Use

This application is for the extension of the premises and not for a change of use. The lawful use would appear to be within Class E which includes use as a café or restaurant.

Conclusion

The proposed extension 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

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:

^GRA-02-20 amendment 1B received 9th August 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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, texture and colour.

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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the external plant the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to the plant coming into operation a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy Policy DM1 of the Core Strategy and saved UDP policy DC26

5) The refuse for both the commercial and residential uses shall be stored in the rear yard as shown on the approved drawings.

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

9 Eva Street, Manchester, M14 5NX
13 Eva Street, Manchester, M14 5NX
11 Eva Street, Manchester, M14 5NX
1A Grandale Street, Manchester, M14 5WS
3 Grandale Street, Manchester, M14 5WS

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) -
Area Team Boundary - Name: SOUTH