MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131594/FO/2021
Date registered valid:	20 September 2021
Proposal:	New shop frontage with installation of door to provide access to first floor flat
Address:	104 Barlow Moor Road, Manchester, M20 2PN
Ward(s):	Didsbury West Ward
Applicant:	Mr A Hussein, Park House Property Management Ltd, 46 Oldham Road OL6 7AP
Agent (if any):	Mr Matthew Cust, MAHE Architecture, 10 Churchbank, Stalybridge, SK15 2QJ
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve

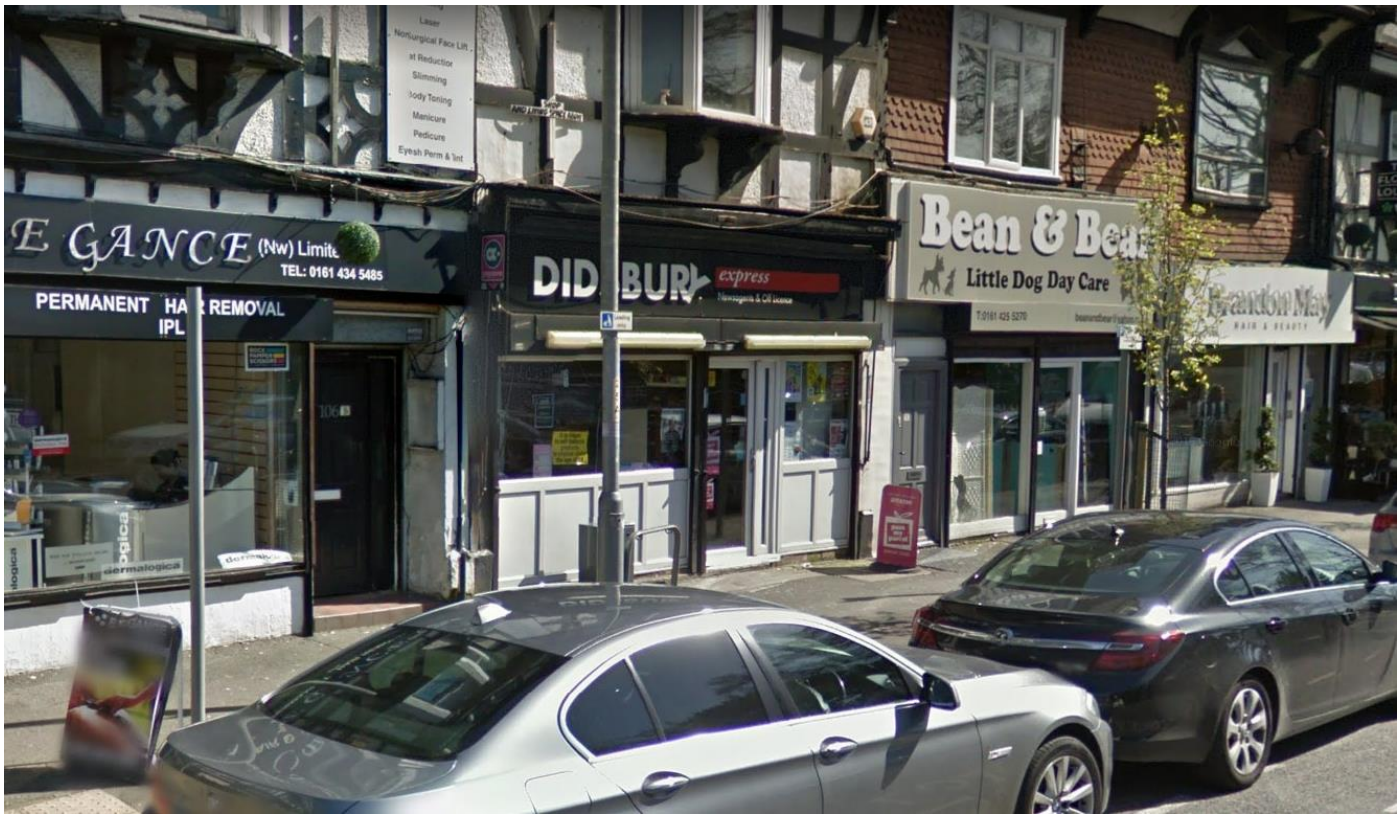
Date of recommendation: 9 November 2021



Application details
Type of application: Full Application Consent
Development type: Householder
Date of site visit: 13 October 2021
Standard consultations: Printed: 23 September 2021 Expired: 14 October 2021
Neighbour notifications: Printed: 23 September 2021 Expired: 14 October 2021
Site notice: Posted: 13 October 2021 Expired: 3 November 2021
Press advert: Published: 28 September 2021 Expired: 19 October 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Albert Park Conservation Area 1988
Tree Preservation Order: Not applicable

Description of site/building
The application site is a 2-storey mid-terrace commercial building with a residential flat above situated on the northern side of Barlow Moor Road in the Albert Park Conservation Area.

The ground floor commercial unit is currently vacant and shuttered. The submitted drawings and recent historic Google Street View image (below) show a half-glazed shopfront either side of an off-centre door with infilled uPVC panels below and a deep fascia sign.



The property is within a parade of 9no. independent shop units which include a beauty studio, florist, dog grooming parlour, hairdresser, barber, dentist and convenience store.

Description of area
The surrounding context is largely residential with Tripps Mews to the rear and a new residential development and Preparatory School to the south. There are further residential dwellings at all points beyond.

The site is close to the junction with Palatine Road and a short distance from Didsbury District Centre and West Didsbury Local Centre.

Description of development
New shop frontage with installation of door to provide access to first floor flat.

The proposal reinstates a low brick stall-riser with vertical glazing between, centrally placed shop entrance door, timber infill to fascia and new entrance door to the upper storey flat.

Consultations & Notification Responses
Neighbours
The application was notified by letter to 25no. neighbouring businesses and residents and by public display of a site notice. No comments were received.

West Didsbury Residents Association
WDRA have no objection to 131594 on the proviso that nothing in the proposed changes would cause recycling bins to be stored in the public Tripps Mews to the rear of the shop premises.

Issues
The application is subject to assessment under the following planning policy framework:

National Planning Policy Framework (2021) Chapter 16

Saved UDP policies;
DC14 – Shopfronts
DC18 – Conservation areas

Core Strategy policies;
DM1 – Development management
EN3 - Historic environment

Principle
The application proposes external alterations to an existing commercial unit in an active parade of independent businesses on a major highway.

The principle of the proposal is acceptable, subject to satisfactory compliance with policies within the development plan managing the impacts on visual amenity including the impact on the conservation area.

Visual amenity / Character of Conservation Area
Core Strategy policy EN3 and saved UDP policy DC18.1 place an emphasis on preserving and enhancing heritage assets whilst saved UDP policy DC14 requires that shopfronts are appropriate in terms of their design and appearance. In this case the original shopfront has been so altered that it currently has a negative impact on the conservation area.

The proposal is to rebuild it by re-introducing an 850mm high brick stallriser with 3no. timber-framed windows above and a centrally placed glazed door. All of the timberwork is proposed to be painted in a grey colour and the brick materials are to match the existing.

The door and windows are all vertically proportioned and terminate at the height of the fascia which will receive a 1-metre deep reeded timber beaded section with 860mm deep signage above. This reinstates a sense of the original character and proportion of shopfronts in the parade and rationalises the overbearing and disproportionate signage which exceeds the depth of the fascia space.



Original shopfronts – the site is second from the left



A separate timber door giving access to the flat, with the same reeded timber infill panel alongside is proposed to the right-hand side of the shopfront. These will be painted to the same colour as the windows and timber fascia above which will reinstate a sense of legibility to the shop frontage and appropriately distinguishes it from the black and white timberwork which characterises the first floor. The works are of a higher standard overall which will enhance the appearance of the property, and hence adds value to the appearance of the conservation area in this prominent main road location.

On the basis of the above, the proposal accords with saved UDP policies DC14 and DC18, Core Strategy policies DM1 and EN3 and with the general guidance within Chapter 16 of the NPPF.

Other matters
West Didsbury Residents Association have raised an issue with regards to the management of bins and have indicated that they support the application provided there is no alteration to the location of where bins are stored, the concern being that bins will be stored in Tripps Mews, the short residential cul-de-sac behind the application site.

The application does not propose to alter the location of bins and so no consultation with the Environmental Health team has been carried out and no information provided regarding any alterations to the existing arrangements for waste provision and storage.

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 polices 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 and the application has been determined in a timely manner.

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 September 2021, or as specified:

Application Form
Location Plan Ref: 779-03
Existing Layout / Floorplans and Elevations Ref: 779-01
Proposed Floorplans and Elevations Ref: 779-02 A, received on the 20th September 2021
Design & Access Statement prepared by MAHE Architecture

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 saved policies DC14 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and to the guidance within Chapter 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

4 Tripps Mews, Manchester, M20 2JT
5 Tripps Mews, Manchester, M20 2JT
2 Tripps Mews, Manchester, M20 2JT
3 Tripps Mews, Manchester, M20 2JT
90A Barlow Moor Road, Manchester, M20 2PN
106B Barlow Moor Road, Manchester, M20 2PN
106 Barlow Moor Road, Manchester, M20 2PN
Flat 1, 106 Barlow Moor Road, Manchester, M20 2PN
Flat 2, 106 Barlow Moor Road, Manchester, M20 2PN
100A Barlow Moor Road, Manchester, M20 2PN
108A Barlow Moor Road, Manchester, M20 2PN
100 Barlow Moor Road, Manchester, M20 2PN
1 Tripps Mews, Manchester, M20 2JT
98 Barlow Moor Road, Manchester, M20 2PN
96A Barlow Moor Road, Manchester, M20 2PN
Didsbury Dental Practice, 90 Barlow Moor Road, Manchester, M20 2PN
98A Barlow Moor Road, Manchester, M20 2PN
166 Palatine Road, Manchester, M20 2QH
164 Palatine Road, Manchester, M20 2QH
92A Barlow Moor Road, Manchester, M20 2PN
92 - 94 Barlow Moor Road, Manchester, M20 2PN
102A Barlow Moor Road, Manchester, M20 2PN
96 Barlow Moor Road, Manchester, M20 2PN
108 Barlow Moor Road, Manchester, M20 2PN
102 Barlow Moor Road, Manchester, M20 2PN

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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH