

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131548/FO/2021

Date registered valid: 14 September 2021

Proposal: Installation of new shop front and associated awning

Address: 753 - 755 Wilmslow Road, Manchester, M20 6RN

Ward(s): Didsbury East Ward

Applicant: Keith Stuart, Stuart Consultancy Ltd, 7 The Workshops, Pulloxhill, MK45 5BF

Agent (if any): Mr Keith Stuart, Stu Art Consultancy Ltd, 7 Workshops, Greenfield Road, Pulloxhill, MK45 5BF

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **1st December 2021**

Application details

Type of application:	Full Application Consent
Development type:	Minor Retail
Standard consultations:	Printed: 17 September 2021 Expired: 8 October 2021
Neighbour notifications	Printed: 17 September 2021 Expired: 8 October 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 property relates to a three storey commercial unit within a terrace of commercial properties on Wilmslow Road in the Didsbury East ward of the City. The property is currently vacant, with its previous use being that of a Barclays bank. The ground floor is currently vacant, with an existing flat occupying the second floor. Prior approval has been granted for the first floor which was in use as offices associated with the ground floor bank. The unit is identified as 753-755 Wilmslow Road.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The remainder of the area comprises of the district centre with a mix of retail and commercial uses, with the side streets comprising of established residential terraces.

Description of development

Installation of new shop front and associated awning.

Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Didsbury Civic Society – No comments received

Highways – No objection to the proposal. However, if approved attach informative.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The applicant proposes a new shop front to accommodate the proposed new use of the premises. The shop is currently vacant with what appears to be residential above. A Prior approval has been granted for the first floor which was in use as offices associated with the ground floor bank. The principle of installing a new shop front is considered to be acceptable. Notwithstanding this, consideration must be given to the visual impact, design, access and impact upon the area.

Visual Impact

The ground floor is to become a Pizza restaurant which is to be implemented under Permitted Changes within Class E in the General Permitted Development Order. The replacement of the shopfront would see a change to the visual appearance by removing the large expanse of modern glazing with aluminium surround and replacing with 6 panel glazed windows with timber surround. The doors located at the left hand side of the shop would be sliding doors.

It is not considered that the changes to the shop front would give rise to unacceptable visual impacts and is therefore acceptable compliant with policies SP1 and DM1 of the Core Strategy.

Design

The design of the shop front is considered to be of a traditional feature which contrasts with other shop fronts in the centre which contains a wide range of designs and materials. It is considered that the proposal is appropriate to the proposed use of the property and on balance the design is considered acceptable. The materials proposed are tongue and groove cladding painted grey (RAL 7010). The proposed new frames and sliding doors would also be painted grey (RAL 7010)

The proposal therefore complies with City Council policy EN1, SP1 and DM1 of the Core Strategy.

Access

Level access would not be affected by this proposal. Level access would be retained and therefore complies with City Council policy DM1 of the Core Strategy.

Conclusion

In terms of its impact, it is considered that the external changes would not interfere with the existing characteristics of the building and the area. The material choice is set to be timber frame painted grey. On balance, it is believed that the changes proposed would be acceptable and will make a positive contribution to the area.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during 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:

Stamped received on 1st September 2021 numbered Fm/DID/10 Revision A Proposed Shopfront

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 hereby permitted shall match those as specified on the drawings numbered 2019-0149 Rev C in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informative

The awning will over-sail the adopted highway by more than 350mm so requires a highway license pursuant to Section 177 of Highways Act 1980 which the applicant can apply for through Environment on Call on 0161 234 5004.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

1A Grange Lane, Manchester, M20 6RW
Second Floor, 761 - 763 Wilmslow Road, Manchester, M20 0NR
First Floor, 761 - 763 Wilmslow Road, Manchester, M20 6RN
747B Wilmslow Road, Manchester, M20 6RN
747A Wilmslow Road, Manchester, M20 6RN
Flat At, Crown Inn, 768 - 772 Wilmslow Road, Manchester, M20 2DR
774 Wilmslow Road, Manchester, M20 2DR
Crown Inn, 768 - 772 Wilmslow Road, Manchester, M20 2DR
766 Wilmslow Road, Manchester, M20 2DR
757 - 759 Wilmslow Road, Manchester, M20 6RN
Flat 1, 747 Wilmslow Road, Manchester, M20 6RN
747 - 751 Wilmslow Road, Manchester, M20 6RN
Flat 2, 747 Wilmslow Road, Manchester, M20 6RN
747 Wilmslow Road, Manchester, M20 6RN
First Floor, Grove House, 774 - 780 Wilmslow Road, Manchester, M20 2DR
761 - 763 Wilmslow Road, Manchester, M20 6RN
Ground Floor, 761 - 763 Wilmslow Road, Manchester, M20 0NR
Second Floor, Grove House, 774 - 780 Wilmslow Road, Manchester, M20 2DR

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH