

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130984/FO/2021
Date registered valid: 15 July 2021
Proposal: Installation of replacement shop front
Address: 56-58 Lloyd Street South, Manchester, M14 7HT
Ward(s): Whalley Range Ward
Applicant: Mr. Richard Ward, Millerbrook Properties Ltd, C/o Agent
Agent (if any): Mr. Scott Aspden, Debtal, 72 Bury New Road, Prestwich, M25 0JU
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 August 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 July 2021 Expired: 11 August 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part single part two storey terraced building together with a collection of storage units bounded by a brick wall. The existing retail unit faces Lloyd Street South and the storage rooms at the rear face Burdith Avenue. The first floor at the front, above the retail unit (No.56), was converted into a C3 apartment in 1992 (041742).

Description of area

The area is predominantly residential, mainly consisting of two storey red brick terraced dwellinghouses along Lloyd Street South, Burdith Avenue and beyond. The site lies within the Whalley Range ward and benefits from its proximity to several bus stops and Princess Road.

Description of development

The applicant gained permission via a Prior Approval (123337/P3MPA/2019) in July 2019 to convert half of the existing ground floor A1 shop (No.56) into a C3 apartment. This was never implemented and now the applicant wishes to retain the whole unit for continued retail. This application is for a new shopfront.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Saved policy DC14 - Shop fronts and related signs

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

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

Issues

Principle – The proposal seeks to make elevational alterations to the shop, by installing a new frontage to replace the outdated existing frontage. The proposed works are considered to be acceptable in principle and are not thought to impact residential amenity, as the premises have held an A1 license for many years and do not involve an enlargement of the property or change of use. However, consideration must be given as to whether the elevational alterations are acceptable in terms of design, visual amenity and security.

Design and visual amenity – The works would include the replacement of the shop front, which currently consists of brick stallrisers and pilasters and timber framed windows either side of the doorway which features a metal rollershutter, below timber fascia. The existing frontage is dated, the paint is peeling and the glazing is damaged. The proposal involves the installation of new glazing and new glazed doors, with new paint to the original retained fascia. The windows at No.56 would be 5.2m in width and 2.3m in height, with a 6.2m wide, 0.76m high fascia. The glazing at No.58 would measure 5.85m in width and 2.6m in height, with 1.75m wide doors and a 1.66m high, 5.85m wide fascia. The amount of glazing and openings within the shop front will match the existing arrangement. The existing façade appears tired and unkempt, therefore the works, including new frames, glazing and entrance, would arguably improve the overall appearance of the building and contribute positively to both the terrace in which it sits and the wider street scene of Lloyd Street South. It is considered that the proposed works would constitute an improvement visually and would update a run-down looking frontage, thereby improving the visual amenity of the area, pursuant to policies DM1 and SP1.

Security – The existing external metal roller shutter over the door (see site photos) is to be removed. The plans show the new glazing to be laminated safety glass and the new glazed doors to be toughened glass. If any new shutters are proposed they will be located internally, pursuant to policy DC14, as none are shown on the elevational drawing.

Conclusion – Overall the proposal will make for an improved frontage, to the benefit of both those visiting the shop and those living nearby, and will make for a more attractive building whilst remaining in-keeping with the rest of the small terrace. No objections have been received from the local residents or businesses notified of the application and the proposal complies with policies SP1, DC14 and DM1, therefore development may commence in accordance with the following conditions.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '302', stamped as received by the City Council as Local Planning Authority on the 15th July 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.

Appendix 1 – List of consultees & neighbours notified

25 Lloyd Street South, Manchester, M14 7HS
23 Lloyd Street South, Manchester, M14 7HS
17 Lloyd Street South, Manchester, M14 7HS
17 Burdith Avenue, Manchester, M14 7HX
Flat 9, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT

Flat 8, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 7, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 6, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 5, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 4, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 3, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 20, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 2, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 19, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 18, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 17, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 16, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 15, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 14, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 13, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 12, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 11, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 10, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
Flat 1, The Parkside, 62 Lloyd Street South, Manchester, M14 7HT
60A Lloyd Street South, Manchester, M14 7HT
60 Lloyd Street South, Manchester, M14 7HT
54 Lloyd Street South, Manchester, M14 7HT
21 Lloyd Street South, Manchester, M14 7HS
19 Lloyd Street South, Manchester, M14 7HS

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