

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130895/FO/2021
Date registered valid: 29 June 2021
Proposal: Installation of replacement shopfront
Address: 129 Waterloo Road, Manchester, M8 8BT
Ward(s): Cheetham Ward

Applicant: Mr Smith 125a Gorsebrook Road, Wolverhampton, WV10 6JD
Agent (if any):
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17th August

Standard consultations:

Printed: 6 July 2021 Expired: 27 July 2021

Neighbour notifications

Printed: 6 July 2021 Expired: 27 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

The property that is the subject of this application is a 2 storey rendered end of terrace property within a small retail parade of 5 units, the property is identified as 129 Waterloo Road in the Cheetham ward of the City. The property is a retail unit known as the little dessert shop(Class E) and would remain so. There is a gated alleyway that runs along the sides and rear. There is a deep forecourt to the frontage of the units which is demarcated for parking for use by the individual businesses. There is a bus stop to the front of the forecourt.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential on this side of the road comprising of terraced properties and an apartment block. On the opposite side of the road it comprises of a large industrial area, which contains a Timber yard and DIY shop and a garage repair shop, with other warehouse / manufacturing uses occupying the wider estate.

Description of development

Planning permission is sought for the installation of a new shop front. It includes a longer length of window, with panels either side. There are two entrance doors to the frontage, one is access to the upstairs residential accommodation whilst the other is the retail unit entrance. The colour would be black aluminium frames RAL 9005.

There is a separate application in for the advertisement signs under ref:130896

Consultations & Notification Responses

Local Residents were informed- no comments received

Greater Manchester police SBD- no objections however recommendations made with regards to levels of glazing used.

Environmental Health- no objections to the shop front, comments made relate to the signage, however these will be considered under the separate advertisement application.

Issues

Policies

The Manchester Core Strategy - 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.

Policy DM1 - Development Management - 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. 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, odours, litter, vermin, birds, 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.
- Flood risk and drainage.

Policy SP1 - Spatial Principles - This Policy refers to the key spatial principles which will guide the strategic development of Manchester to 2027, together with Core Development Principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan.

Saved UDP policy DC14. Shop fronts and related signs - This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians' premises etc.

- DC14.1

In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

- DC14.2

Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

- DC14.3

Externally mounted security grilles or shutters will not normally be permitted if they are of solid construction.

- DC14.4

In cases where externally mounted security grilles or shutters are considered acceptable, the boxes housing the grille or shutter should wherever possible be located behind the fascia.

Reasons :-

The Council wishes to ensure that the designs of shop fronts and associated signs respect the characteristics of the building on which they are located, and the character of the general area. The Council accepts that what is or is not "good design" is a matter of personal taste and judgment, and that planning control in this respect has to be exercised with particular care. Nonetheless, some general principles are involved which the Council considers it reasonable to have regard to, and these are set out in the policy.

So far as policy DC14.3 is concerned, the Council is aware of the need for greater security for commercial premises in many parts of the City, but takes the view that only in exceptional circumstances would it be necessary to resort to designs which present wholly solid exteriors to the street. These are usually unattractive, provide targets for graffiti and can add to a sense of intimidation and degeneration in the wider area. However, in this instance the roller shutters are already in existence on the building, are not being changed and are not being assessed as part of this application.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012 (revised July 2018) and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Design- Is considered acceptable, it is consistent with the design of shop fronts around the area. It is considered that the proposal conforms with policies within the Core Strategy, and Saved policy DC14.

Principle- of updating the unit is considered acceptable. Given the use already occupies the building the proposal is for reimagining of the shop front, the only issues for consideration relate to the visual impact of the elevational changes.

It is considered that the addition of new shopfront is acceptable and unlikely to give rise to any significant or negative impact to visual amenity or the appearance of the street-scene. It is believed that the changes will actually improve the frontage of the building.

As such, the proposal complies with the aforementioned policy and guidance.

Visual Amenity

The existing building is of little architectural merit. The new shopfront will enliven the frontage to the benefit of visual amenity and without any undue impact to the character of the building.

A separate application is currently under consideration for the proposed signage.

Residential Amenity

It is not considered that the elevational changes will have any impact upon residential amenity beyond than that which is presently the case.

The building is situated within a small established parade and the addition of a new shopfront will have a negligible impact to the nearest residential occupiers.

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 have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:

001- location / site plan

002- Existing plans and elevations

003- Proposed floor plans

004- Proposed elevations

all received 29th June 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 including patching in shall match those of the existing building in type, size, colour texture (including mortar), and the proposed materials as stated on the submitted drawing and schedule of materials within the Householder 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 DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

131 Waterloo Road, Cheetham, Manchester, M8 8BT

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH1