

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130913/FO/2021

Date registered valid: 1 July 2021

Proposal: External facade treatments

Address: 325 Palatine Road, Manchester, M22 4HH

Ward(s): Northenden Ward

Applicant: Peter Hunter 325 Palatine Road, Manchester, M22 4HH

Agent (if any): Mr Zach Thorp Thorp Design Services 2 Chatton Close, BL8 2UE

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

Recommendation: Approve

Date of recommendation: 09.08.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 03.08.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 July 2021 Expired: 4 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



This application relates to a two storey mid parade property comprising a commercial ground floor with residential above. The existing commercial shop front is in a poor state of repair.

Listed building: Not applicable

Conservation area: Not applicable

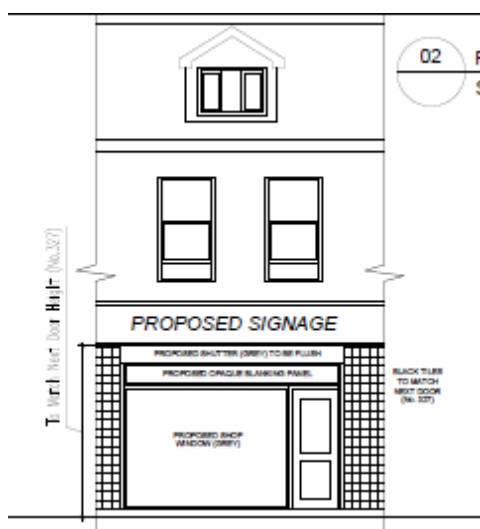
Tree Preservation Order: Not applicable

Description of area

The property is located within Northenden centre with commercial properties to either side and facing.

Description of development

Consent is sought to give the existing shop front a face lift. This including the installation of a new shop front with a single door to one side and tiled panels to either side. There will be a flush fitting security shutter and a fascia board above.



Consultations & Notification Responses

Local residents/businesses

No representations received.

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.

Unitary Development Plan

The relevant saved UDP policy is DC14 which sets down the principles to be considered in determining applications for new shop fronts and related signage.

Issues

Principle

The principle of improving the appearance of commercial properties in the major centres is considered acceptable.

Design

The proposed design is more contemporary in appearance and brings the shop front more into line with the adjoining properties.

There are no issues with the proposed elevational alterations in terms of design

Conclusion.

On balance it is considered that the proposed shop front will lift the appearance of the property and make a positive contribution to the Centre.

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:

ZT21-196-04 received 19 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.

3) The development hereby approved shall be constructed using the materials specified on the application forms and approved drawings.

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.

Appendix 1 – List of consultees & neighbours notified

Flat 3, 329 Palatine Road, Manchester, M22 4HH
Flat 2, 329 Palatine Road, Manchester, M22 4HH
Flat 1, 329 Palatine Road, Manchester, M22 4HH
327 Palatine Road, Manchester, M22 4HH
Flat 2, 323 Palatine Road, Manchester, M22 4HH
Flat 1, 323 Palatine Road, Manchester, M22 4HH
28A Allanson Road, Manchester, M22 4HL
Second Floor, 331 Palatine Road, Manchester, M22 4HH
First Floor, 331 Palatine Road, Manchester, M22 4HH
Ground Floor, 331 Palatine Road, Manchester, M22 4HH
330 Palatine Road, Manchester, M22 4HE
330B Palatine Road, Manchester, M22 4HF
28 Allanson Road, Manchester, M22 4HL
323 Palatine Road, Manchester, M22 4HH
332 - 334 Palatine Road, Manchester, M22 4HE
334A Palatine Road, Manchester, M22 4HF
332A Palatine Road, Manchester, M22 4HF
330A Palatine Road, Manchester, M22 4HF
328A Palatine Road, Manchester, M22 4HF
32 Allanson Road, Manchester, M22 4HL
30 Allanson Road, Manchester, M22 4HL
331 Palatine Road, Manchester, M22 4HH
328 Palatine Road, Manchester, M22 4HE

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH