

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130532/FO/2021
Date registered valid: 24 May 2021
Proposal: Erection of a single storey rear extension to existing Pharmacy
Address: 201 Upper Chorlton Road, Manchester, M16 0BH
Ward(s): Whalley Range Ward

Applicant: Omar Fiaz, 201 Upper Chorlton Road, Manchester, M16 0BH
Agent (if any): Mr Ahmed Choudhry, Nada Architects, 169 Kingsway, Manchester, M19 2ND
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 June 2021 Expired: 28 June 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 application site relates to the rear of a mid-terrace commercial unit located within a parade of 8 shops on Upper Chorlton Road in Whalley Range. The premises is currently in use as a pharmacy.



Photograph 1 201 Upper Chorlton Road (front elevation)

The application site has only had two previous applications both relating to a fascia sign and projecting box sign (references: 088142/AO/2008/S1 and 108694/AO/2015/S1).

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: None

Description of area

The parade of shops is located within an area that is residential in nature and contains educational facilities in the form Manley Park Primary School.

Description of development

The applicant is seeking planning permission to erect a single storey rear extension to existing Pharmacy.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Scale and Massing – The applicant is seeking to extend the pharmacy at the rear to create additional storage space for the pharmacy, the extension would be accessed from the existing store (outrigger) and a fire escape would be create at the side with access to the rear yard.

The proposal would be single storey and extend from the existing outrigger with a rearward projection of 6 metres, whilst this would result in a large extension the proposed site plan shows that the proposal will not occupy the whole of the rear yard with approximately 35 square metres of yard retained. This area will still allow for the storage of refuse and other items if required.

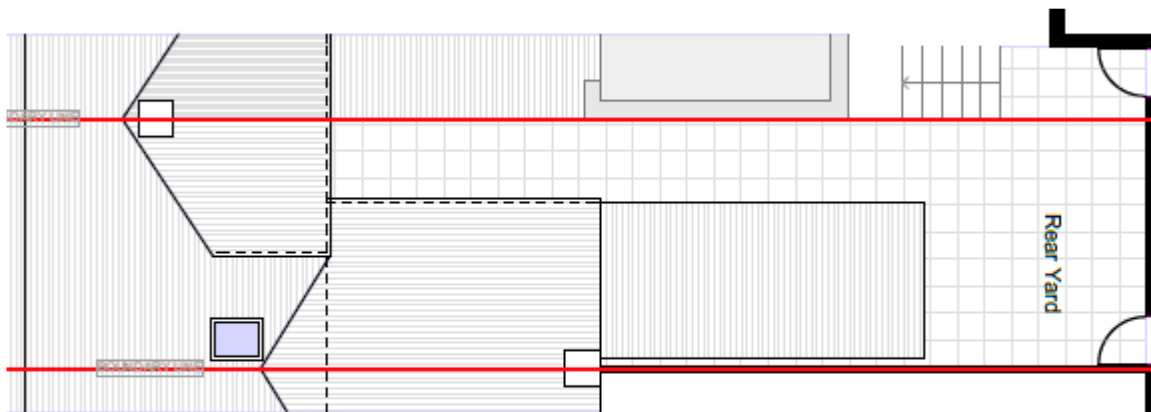


Figure 1 Proposed site layout

In terms of scale the extension would have a height of 4.27 metres with an eaves height of 3.82 metres. Due to orientation of the properties the impact on the ground floor of 203 Upper Chorlton Road will be minimal and would not result in a loss of daylight or sunlight. Furthermore the ground floor and rear yard appears to be commercial.

The impact on 199 Upper Chorlton Road is minimised by the existence of a single storey rear extension (approved under planning reference: 096065/FO/2011/S1) and if approved the proposal would be approximately 1.54 metres from the shared boundary. There appears to be a multi obscurely glazed window (see photograph 2) which may result in some loss of light and according to the approved drawings for planning application 096065/FO/2011/S1 provide light to the rear bar area. There is residential accommodation at first and second floor, however the single storey nature of the proposal will not have an impact on the residential accommodation.



Photograph 2 View from 203 Upper Chorlton Road towards 201 and 199 Upper Chorlton Road.

Therefore the proposal in terms of siting, scale and massing accords with policies SP1 and DM1 of the Core Strategy.

Design and Appearance – The extension has been designed to complement the existing dwellinghouse with materials shown to be brickwork and tiles to match the existing property.. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Residential Amenity - The siting, scale and massing of the proposal have been discussed previously in this report and are found not to cause any detrimental impact on residential amenity. The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Car Parking – Proposal will not result in the loss of a car parking space.

Refuse Storage – In accordance with the Design and Access statement the refuse storage arrangement will not be affected by the proposal. Furthermore if approved the rear yard will provide sufficient space for refuse storage.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

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:

(02)001 PL0 and (03)001 PL0 stamped as received by the City Council as Local Planning Authority, on the 24.05.2021

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 carried out in accordance with the materials as set out in drawings:

(02)001 PL0 and (03)001 PL0 stamped as received by the City Council as Local Planning Authority, on the 24.05.2021

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

211 Upper Chorlton Road, Manchester, M16 0BH
211A Upper Chorlton Road, Manchester, M16 0BH
209 Upper Chorlton Road, Manchester, M16 0BH
209A Upper Chorlton Road, Manchester, M16 0BH
207 Upper Chorlton Road, Manchester, M16 0BH
207A Upper Chorlton Road, Manchester, M16 0BH
205 Upper Chorlton Road, Manchester, M16 0BH
203 Upper Chorlton Road, Manchester, M16 0BH
203A Upper Chorlton Road, Manchester, M16 0BH
199A Upper Chorlton Road, Manchester, M16 0BH
199 Upper Chorlton Road, Manchester, M16 0BH
Top Flat, 197 Upper Chorlton Road, Manchester, M16 0BH
197 Upper Chorlton Road, Manchester, M16 0BH
161 College Road, Manchester, M16 0AA
220 Upper Chorlton Road, Manchester, M16 9RW
222 Upper Chorlton Road, Manchester, M16 9RW
224 Upper Chorlton Road, Manchester, M16 9RW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH