

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129676/FO/2021
Date registered valid: 13 May 2021
Proposal: Extension to existing external staircase landing
Address: 131 Beech Road, Manchester, M21 9EQ
Ward(s): Chorlton Ward

Applicant: Mr Chris Ramsden, Flat 3, 131 Beech Road, Manchester, M21 9EQ
Agent (if any): S.W. Foulkes, 31 Norfolk House, Clarendon Road, Manchester, M33 2DU
Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08.07.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17.06.2021

Standard consultations:

Printed: 18 May 2021 Expired: 8 June 2021

Neighbour notifications

Printed: 18 May 2021 Expired: 8 June 2021

Site notice

Posted: 27 May 2021 Expired: 17 June 2021

Press advert

Published: 25 May 2021 Expired: 15 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The area is a local shopping area within the Chorlton Green Conservation Area. The property to was the subject of planning consent 109472/FO/2015/S1 for the erection of part single, part three-storey building to form ground floor retail unit (297 sqm gross internal area) with 3no. self contained flats above with associated car parking and landscaping following demolition of existing property.

There was a subsequent reapplication reference 120045/FO/2018 for the erection of part single, part three-storey building to form ground floor retail unit with 3no. self contained flats above with associated car parking and landscaping following demolition of existing property changes constitute reduction of footprint to rear boundary, installation of two dormer windows to front elevation, omission of mezzanine area to retail unit, single storey extension to enclose previously approved service area, inclusion of Automatic Telling Machine, enlargement of roof top plant, installation of two satellite dishes, ram raid bollards and confirmation of hours of opening.

Listed building: Not applicable

Conservation area: Chorlton Green (Extension) Conservation Area 2007

Tree Preservation Order: Not applicable

Description of development

Extension to existing external staircase landing

Consultations & Notification Responses

None Received

Policies

National Planning Policy Framework

The National Planning Policy Framework replaced previous guidance in PPGs, setting out the Government's planning policies and how they are expected to be applied. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1- Development Management - sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- * 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;
- * that development should have regard to the character of the surrounding area;
- * effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;

Policy EN3 - Heritage. The proposal would have an impact upon the Chorlton Green (Extension) Conservation Area. This is discussed in more detail later in the report.

Saved Unitary Development Plan policies:

Policy DC18.1 Conservation Areas. - The development is within Chorlton Green Conservation Area.

Issues

Principal

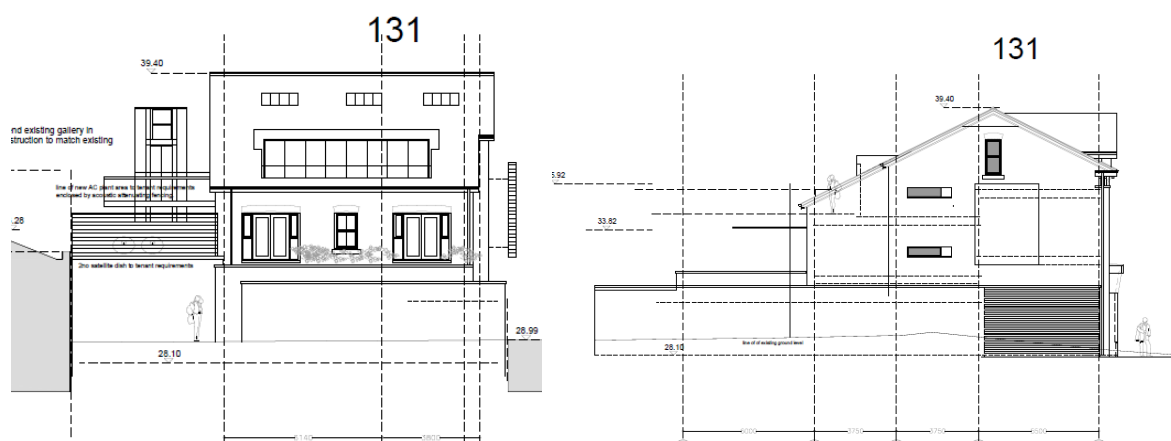
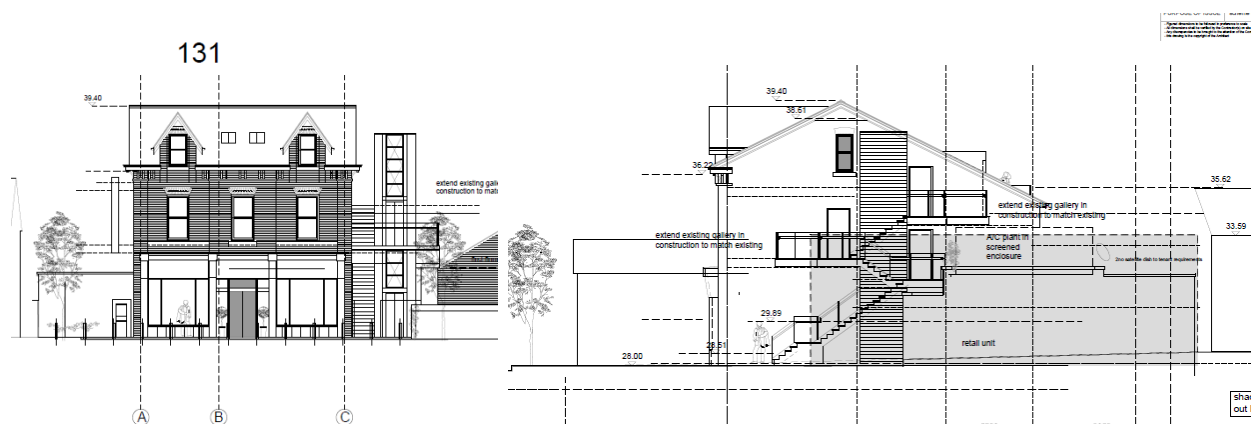
The principal of the development is acceptable subject to the detailed impacts of the proposed scheme upon residential amenity and upon the visual amenity of the Conservation Area.

Residential Amenity

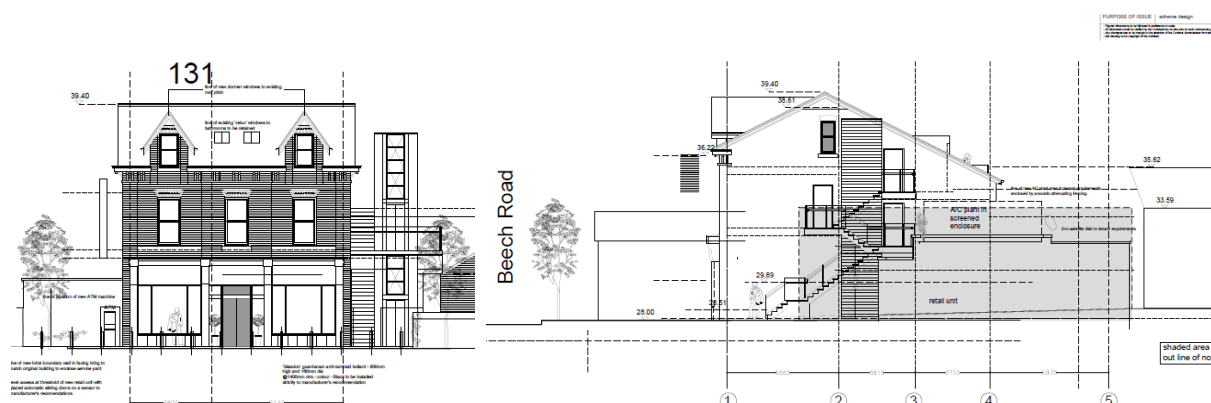
It is not considered that the small scale alterations to the external staircase landings would materially impact upon the residential amenity of any surrounding property over and above the scheme that was previously approved.

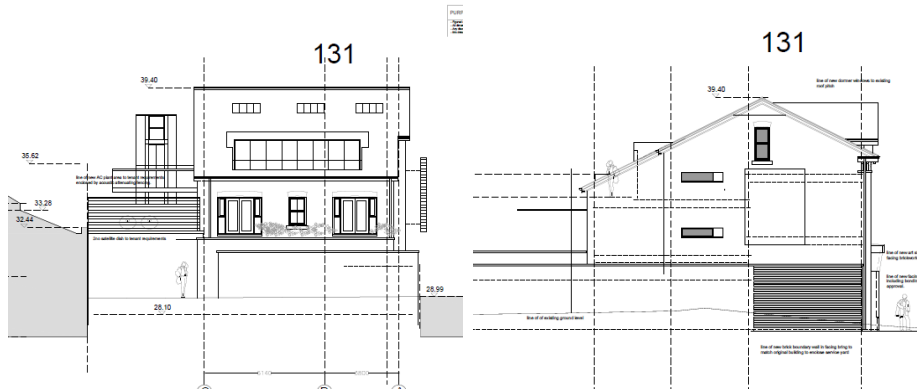
Visual Amenity and the impact of the proposal on the Conservation Area

Proposal Scheme



Previously approved scheme





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 application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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 following drawings and documents:

759-01-560P	GROUND FLOOR PLAN
759-01-561P	FIRST FLOOR PLAN
759-01-562P	SECOND FLOOR PLAN
759-01-570P	NORTH ELEVATION
759-01-571P	WEST ELEVATION

759-01-572P SOUTH ELEVATION
759-01-573P EAST ELEVATION
759-01-500P LOCATION PLAN

Received 11 March 2021

Design and Access Statement

Received 13 May 2021

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) The materials to be used on the external surfaces of the extension hereby permitted be as stated on the application forms and approved drawings.

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.

Appendix 1 – List of consultees & neighbours notified

Beech Road Traders
Chorlton Voice

Flat 3, 131 Beech Road, Manchester, M21 9EQ
Flat 2, 131 Beech Road, Manchester, M21 9EQ
Flat 1, 131 Beech Road, Manchester, M21 9EQ
129 Beech Road, Manchester, M21 9EQ
66C Beech Road, Manchester, M21 9EG
52 Stockton Road, Manchester, M21 9ED
68A Beech Road, Manchester, M21 9EG
52A Stockton Road, Manchester, M21 9ED
133 Beech Road, Manchester, M21 9EQ
Beech Mews, Beech Road, Manchester, M21 9EQ
Flat 4, Beech Mews, Beech Road, Manchester, M21 9EQ
18 Stanley Grove, Chorlton, Manchester, M21 9DT
66A Beech Road, Manchester, M21 9EG
11 Redbridge Grove, Manchester, M21 9GX
Flat 5, Beech Mews, Beech Road, Manchester, M21 9EQ
Flat 1, Beech Mews, Beech Road, Manchester, M21 9EQ

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
Conservation Area - Chorlton Green (Extension) Conservation Area 2007
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH