

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130014/FO/2021

Date registered valid: 12 April 2021

Proposal: Proposed shopfront alterations

Address: 311-313 Revolution , Wilmslow Road, Manchester, M14 6NW

Ward(s): Fallowfield Ward

Applicant: GB MCR Group Ltd C/o RR Planning Ltd , 82A Otley Road ,
Headingley , Leeds, LS6 4BA

Agent (if any): Haris Kasuji RR Planning Limited 82A Otley Road, Headingley, Leeds,
LS6 4BA

Case officer: Melanie Tann
Tel: 0161 234 4538
Email: melanie.tann@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 April 2021 Expired: 7 May 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 is sited on a corner within a parade of mixed commercial and food and drink uses

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is largely commercial in character with residential properties to the rear off side streets

Description of development

Proposed shopfront alterations

Consultations & Notification Responses

Local residents – no comments received

Policies

National Planning Policy Framework

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable

councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including:

- o creating well designed places,
- o making a positive contribution to health, safety and well-being,
- o considering the needs of all members of the community, and
- o protecting and enhancing the built and natural environment.

Policy DM1 is relevant to the proposed development as it seeks to protect the amenity of an area from the adverse impact of development including road safety and traffic generation.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

Issues

Principle - The proposal seeks to make elevational alterations to the building, by installing a new shop front to replace the existing. This includes the enlargement of the windows to the right hand side and changes to doors to increase the amount of glazing.

The proposed works are considered to be acceptable in principle. Matters which require consideration are whether the elevational alterations are acceptable in visual amenity terms.

Visual amenity – The character of the shopfront would be partially changed and modernized by increasing the amount of glazing, however, the long, vertical windows to the left hand side would remain intact, therefore, retaining much of the original character.

The existing features would be re-painted which would improve the shopfront, although that in itself does not require permission. The proposed changes are considered to be acceptable and would harmoniously combine modern and traditional features to improve the aesthetic of the premises and relate better to neighbouring premises.

Conclusion - Overall the proposal will make for an improved frontage within the street scene to the benefit of those visiting the premises and will provide an improved and more attractive building which complies with the spirit of policies SP1, EN1 and DM1 of the Core Strategy.

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.

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:

GDK-fa1-627-E.02 rev B, stamped as received 12th April 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

Unit 6, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
315 Wilmslow Road, Manchester, M14 6NW
315A Wilmslow Road, Manchester, M14 6NW
266 Wilmslow Road, Manchester, M14 6JR
264 Wilmslow Road, Manchester, M14 6JR
262 Wilmslow Road, Manchester, M14 6JR

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 (Middle) -
Area Team Boundary - Name: SOUTH