

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133295/FO/2022

Date registered valid: 22 March 2022

Proposal: Erection of single storey rear extension

Address: 525 Wilmslow Road, Manchester, M20 4BA

Ward(s): Withington Ward

Applicant: Mr Iftikhar Ahmed, 525 Wilmslow Road, Manchester, M20 4BA

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Chorlton Cum Hardy, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 16.05.2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 22 April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

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 commercial unit on the east side of Wilmslow Road opposite Tatton Grove. The property has a two storey outrigger attached to which is a single storey lean to. There is a timber lean to infilling the space at the side of the outrigger. The yard is open.

The property is in use as a café within Class E



Listed building: Not applicable . There is no relevant planning history.

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

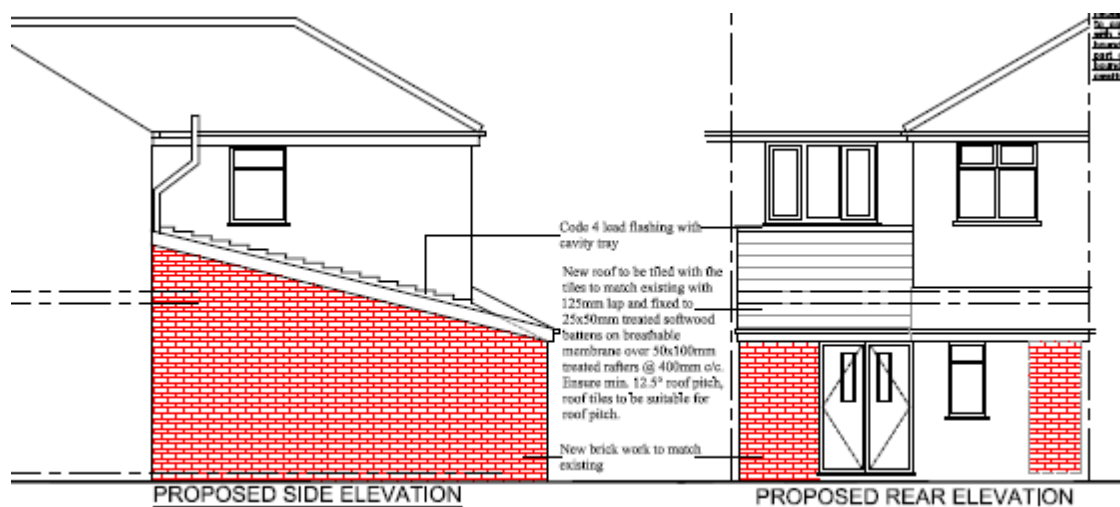
This site is located in a short parade of commercial units at the southern end of Withington District Centre. There are commercial properties to either side, the one to the south having an extension at the side of the outrigger and the one to the north a larger double garage behind the outrigger.

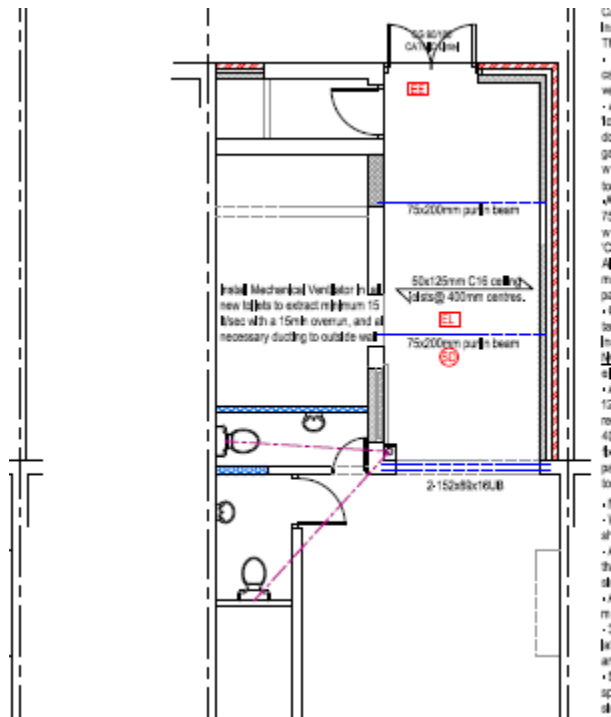


To the rear separated by a narrow alley is the rear garden of a house on Ferngate Drive.

Description of development

Consent is sought to erect a single storey lean to extension at the side of the existing outrigger and lean to. The extension would occupy the full width of the space between the outrigger and the adjacent extension. There would be a set of doors in the rear elevation.





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.

Issues

Principle

The proposal represents a modest extension to a small commercial unit. In principle there are no planning grounds for not supporting the application.

Scale

The proposed extension sits comfortably between the outrigger and the adjoining extension. On balance it is considered that the scale is acceptable.

Design

There are no issues with the design of the extension which is largely unseen.

Residential Amenity

The proposed extension is sufficiently far from residential accommodation to the rear to have an impact. If there is living accommodation above the commercial units it is unlikely that the extension due to its size would have any significant impact.

Refuse

There remains ample space within the curtilage of the property to accommodate refuse bins.

Conclusion.

The proposed extension raises no issues of concern.

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:

NA-B01 received 22 March 2022

NA-B02 received 22.03.2022

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 materials that match those used in the original building in terms of colour, size and texture.

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

6 Ferngate Drive, Manchester, M20 4AH
Flat Above, 534 Wilmslow Road, Manchester, M20 4BY
525A Wilmslow Road, Manchester, M20 4BA
527A Wilmslow Road, Manchester, M20 4BA
527 Wilmslow Road, Manchester, M20 4BA
523A Wilmslow Road, Manchester, M20 4BA
521 Wilmslow Road, Manchester, M20 4BA
523 Wilmslow Road, Manchester, M20 4BA
534 Wilmslow Road, Manchester, M20 4BY
8 Ferngate Drive, Manchester, M20 4AH

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
Area Team Boundary - Name: SOUTH