

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133587/NMC/2022

Date registered valid: 22 April 2022

Proposal: Non-material amendment to planning approval reference 126891/FO/2020 to allow amendment to position of entrance

Address: 52 Lordsmead Street, Manchester, M15 4HQ

Ward(s): Hulme Ward

Applicant: Peter Broadhurst, Cameolord Pharmacy, 52 Lordsmead Street, Manchester, M15 4HQ

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT

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

Recommendation: Approve

Date of recommendation: 17.05.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 1970's style two storey end terraced property there are gardens to the front and rear and a large side garden. The property is of brick construction with rendered panels on the front elevation below and between the windows. There are no extensions at the rear.

In December 2020 planning permission reference 126891/FO/2020 was granted for the erection of a single storey side and rear extension in association with the change of use from Use Class C3 (residential dwellinghouse) to Use Class A1 (Pharmacy) with associated car parking space and landscaping

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

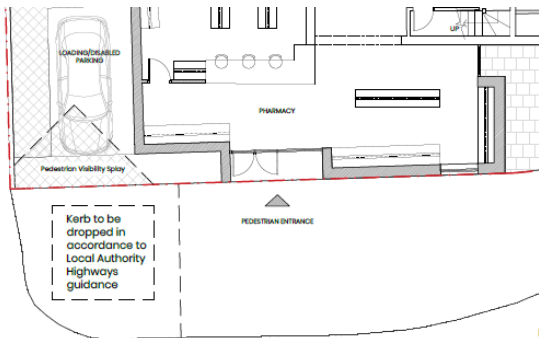
Description of area

This is a predominantly residential area. Adjoining to the northeast is the remainder of the terrace. It appears that the adjoining property is not extended. To the rear is the vehicular access to the car park for the City Road Medical Centre, which is a two storey modern building fronting City Road at the rear of the site. Across City Road is a recently constructed three storey block of flats. Facing the site across Lordsmead Street is the side elevation and rear garden of a two storey end terrace property on Leadburn Close.

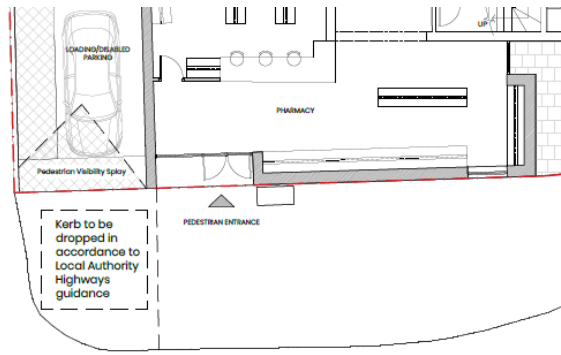
There are double yellow lines to the front and side of the property, facing the site across Lordsmead Street and across City Road where there is also a parking layby.

Description of development

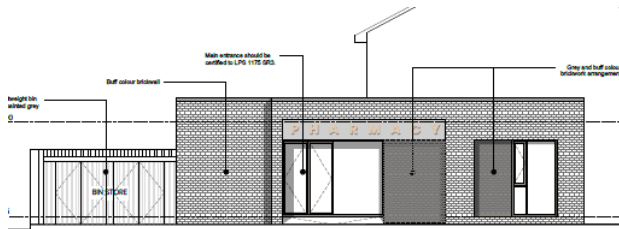
This application seeks to modify the December 2020 consent with a small increase on floor area and the relocation of the entrance. The changes are required as it was found that the entrance clashed with a piece of street furniture.



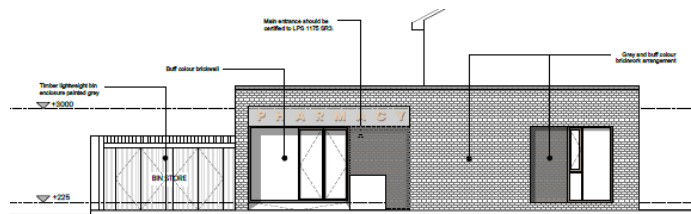
Approved floorplan



Proposed floorplan



Approved elevation



Proposed elevation

The proposal involves squaring off the floorplan in the Lordsmeade Street elevation and repositioning the entrance to the west.

Consultations & Notification Responses

None required

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City. These include the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Issues

The change to the footprint would increase the floor area by approximately 2 square metres. This would facilitate moving the entrance further west to avoid the equipment cabinet. It is considered that these changes do not impact on the amenity of nearby residential properties, the character of the area or the operation of the Highway and as such can be treated as a non material amendment.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed amendments relate to the footprint of the building and the positioning of the entrance
- 2) Following an assessment of the details submitted, the City Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.
- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents:
1907105_PL_007 received 22 April 2022
1907105_PL_008 received 22 April 2022
1907105_PL_009 received 22 April 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.

Appendix 1 – List of consultees & neighbours notified

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH