MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129563/FO/2021
Date registered valid:	9 March 2021
Proposal:	Installation of new staircase to rear and first floor rear extension to enclosing new staircase
Address:	23 Wilmslow Road, Manchester, M14 5TB
Ward(s):	Rusholme Ward
Applicant:	Hussein, 23 Wilmslow Road, Manchester, M14 5TB
Agent (if any):	Mr Karim, 58 Rectory Lane, Manchester, M25 1BL
Case officer:	Dave Morris Tel: 0161 600 7924 Email: dave.morris@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 27.04.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:
Printed: 11 March 2021 Expired: 1 April 2021

Neighbour notifications
Printed: 11 March 2021 Expired: 1 April 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

This application relates to a three storey end of parade unit and the junction of Wilmslow Road and Banff Road. The ground floor is in use within Class E of the use classes order and the uppers floors are described as offices. Prior to the construction of the stairs the subject of this application the upper floors were accessed via an open stair accessed from the rear alley. The remainder of the yard not covered by the stair is covered with a single storey building. The existing stair was the subject of an enforcement investigation in 2013 although no action was taken.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located with Rusholme District Centre, the Curry Mile. Adjoining to the north are the remainder of the parade of commercial units. To the rear on Banff Road are terraced residential properties. To the south, on Wilmslow Road, separated by Banff Road is a new residential development. There are further commercial uses facing the site across Wilmslow Road.

The rear alley is gated.

Description of development

Consent is sought to retain a part single part two storey rear extension that houses a new stair to the first floor use. The entrance is repositioned from the rear alley to Banff Road. The extension from ground to first floor level with a flat roof to the first floor. There is a single window in the rear elevation at first floor level.



The rear yard exposed by the removal of the original stair has been incorporated into the existing structure.

Consultations & Notification Responses

Local residents/businesses

No representations received

Greater Manchester Police Design for Security

No objection to the approval of the application within its current format. However should the applicant decide to change the use to a flat then further security measures will need to be considered.

Normally we would not support a rear entrance/staircase to a upper floor flat due to the various issues that surround access, isolation of the property and seclusion. In this instance as it has permission, as per my above comment, it would be pertinent to ensure further security measures are incorporated should the use change over time.

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 proposed development will improve security for people accessing the uses on the upper floors and is therefore considered acceptable in principle.

Design

The extension as constructed simply encloses the repositioned stair. As such it is honest and given the matching pallet of materials the design is considered acceptable.

Scale

The proposed extension is sufficient to enclose the stair and no more. It is not intrusive and is in terms of its scale considered acceptable.

Security

The relocation of the access from the rear alley to a side street on which there are residential properties it is considered will improve the security of both the entrance and people using it. As it will be subject to natural surveillance from the street.

Residential amenity

The only potential source of a loss of amenity is the first floor window, however this faces a blank gable. The extension is sufficiently small that it would not have an overbearing impact on the adjoining property. On balance it is considered that there will be no significant impact on residential amenity.

Refuse

The scheme does not alter refuse arrangements.

Conclusion.

On balance the proposed extension is quite innocuous, but it will improve security for people using the entrance. On balance therefore the scheme is considered acceptable.

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 polices 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 hereby approved shall be carried out in accordance with the following drawings and documents:
Proposed ground floor plan received 28 April 2021
Proposed first floor plan received 28 April 2021
Proposed elevations received 28 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.

2) The development hereby approved shall be constructed using materials that match those used in the original building in terms of size, colour 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

Greater Manchester Police

Room 6 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 5 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 5, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 5, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 5, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 5, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 6 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 5 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 3, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 3, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 3, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 3, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 6 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 5 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 4 Flat 1, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 3 Flat 1, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 2 Flat 1, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Room 1 Flat 1, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
2 Rusholme Place, Manchester, M14 5TE
2 Banff Road, Manchester, M14 5TA
27 Wilmslow Road, Manchester, M14 5TB
25 Wilmslow Road, Manchester, M14 5TB
Flat Above, 17 - 19 Wilmslow Road, Manchester, M14 5TB
17 - 19 Wilmslow Road, Manchester, M14 5TB
401 Great Western Street, Manchester, M14 4AH
21 Wilmslow Road, Manchester, M14 5TB
Unit 15, 6 Wilmslow Road, Manchester, M14 5TP
10A Wilmslow Road, Manchester, M14 5TP
10B Wilmslow Road, Manchester, M14 5AQ
Unit 8, 6 Wilmslow Road, Manchester, M14 5TP
6 Wilmslow Road, Manchester, M14 5TP
Flat 3, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Flat 6, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
4 Banff Road, Manchester, M14 5TA
Flat 1, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Flat 2, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Flat 4, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP
Flat 5, Manchester Student Village South, 12 Wilmslow Road, Manchester, M14 5TP

3 Banff Road, Manchester, M14 5TA
1 Banff Road, Manchester, M14 5TA

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
Area Team Boundary - Name: SOUTH