

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126245/FO/2020

Date registered valid: 5 March 2020

Proposal: Erection of a single storey rear extension to form additional storage space for retail shop.

Address: 349 Claremont Road, Manchester, M14 7NB

Ward(s): Moss Side Ward

Applicant: Mr Adan Hassan 349 Claremont Road, Manchester, M14 7NB

Agent (if any): Stephen Niicholls Richmond Consultants

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

Recommendation: APPROVE

Date of recommendation: 14 December 2020

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: None undertaken due to Covid 19 Pandemic

Standard consultations:

Printed: 11 March 2020 Expired: 1 April 2020

Neighbour notifications

Printed: 11 March 2020 Expired: 1 April 2020

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 unit comprising a commercial use on the ground floor with residential above. There is a two storey outrigger at the rear and a small yard.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is located within a small parade on the north side of Claremont Road within what is otherwise a predominantly residential area. To either side there are commercial properties with residential above. The property to the east has a two storey extension on the outrigger and the property to the west has a single storey extension covering the whole yard area. There is an alley at the rear of the property beyond which is an alley the rear of houses on Crofton Street and an area of informal open space.

Description of development

Consent is sought to erect a single storey rear extension infilling the space at the side of the outrigger and extending 2.5 metres beyond it across the full width of the yard. The remaining yard would be approximately 2.1 metres deep.

The extension would be brick built and have a flat roof. The rear elevation would contain a door and a small high-level window. Space for six bins is shown in the rear yard area, three for each property.

Consultations & Notification Responses

Local Businesses/residents

No representations received.

Environmental Health

Concern is expressed that it is not possible to identify which bins are for the commercial use and which for the residential use.

Policy

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 principle of extending commercial properties to enable them to remain functional is considered to be acceptable.

Scale

The proposed single storey extension leaves adequate space within the yard for refuse storage and consequently the scale is considered to be acceptable.

Design

The design of the proposed extension is acceptable.

Refuse

The proposed development can accommodate sufficient refuse and recycling bins for both the commercial use and the residential use. There is however, insufficient space to segregate the bins for the two uses. However, there has been no increase in the number of uses on the site and therefore the refuse storage requirements are in effect unchanged. As the remaining yard area is sufficient to accommodate the bins it is considered that the refuse storage arrangements are satisfactory.

. Residential amenity

The proposed extension is sufficiently far from residential properties for it not to impact on them in any way.

Conclusion

The proposed development is acceptable in all respects.

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:

Drawing 18-20 CR101 received 17 November 2020

Waste Management Pro forma revision 17 November 2020 received on 1 December 2020

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.

4) The details of the scheme for the storage of refuse shown on the approved drawing and in the Waste management pro forma shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are adequate facilities for the storage and disposal of waste pursuant to Core Strategy policy DM1

Appendix 1 – List of consultees & neighbours notified

Environmental Health

113 Crofton Street, Manchester, M14 7ND
2 Yew Tree Road, Manchester, M14 7PW
Ground Floor, 388 Claremont Road, Manchester, M14 7WB
388B Claremont Road, Manchester, M14 7WB
Flat Above, 349 Claremont Road, Manchester, M14 7NB
388A Claremont Road, Manchester, M14 7WB
Ground Floor, 386 Claremont Road, Manchester, M14 7WB
Top Flat, 351 Claremont Road, Manchester, M14 7NB
347 Claremont Road, Manchester, M14 7NB
351 Claremont Road, Manchester, M14 7NB
390 Claremont Road, Manchester, M14 7WB

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moss Side)
Area Team Boundary - Name: SOUTH