MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142470/FO/2025
Date registered valid:	19 March 2025
Proposal:	Erection of a single storey rear extension to existing commercial unit
Address:	550 - 552 Stockport Road, Manchester, M12 4JJ
Ward(s):	Longsight Ward
Applicant:	Fareed Primal Properties Ltd
Agent (if any):	Mr Ceri Turner-Hill, Atelier Two
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Standard consultations:
Printed: 10 April 2025 Expired: 3 May 2025

Neighbour notifications
Printed: 10 April 2025 Expired: 3 May 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application properties form part of a retail a parade located on the western side of Stockport Road and within Longsight District Centre. The rear boundary of the site adjoins Dencombe Street, which provides separation from the neighbouring Longsight Market. Dencombe Street is characterised by shop frontages that have been formed to the rear neighbouring Stockport Road fronting units.
The application site consists of a ground floor, double fronted retail unit incorporating a separate doorway to the upper floor via a staircase (also accessible via a doorway within the shop unit). The upper floor is currently used as storage in connection with the retail unit. The properties have a pitched roofscape incorporating a pair of two storey outriggers projecting into a rear yard and separated by a flat roof ground floor extension.

The site has the following recent planning permission:
141378/FO/2024 - Elevational alterations to facilitate the subdivision of ground floor retail unit into 2no. retail units together with the change of use of the first floor to form 3no. self-contained apartments with associated bin stores - Approved 7 January 2025

That development involved the creation of two x 1 person, 1 bedroom apartments and one x 2 person, 1 bedroom apartment and the retained yard area would accommodate separate bin storage enclosures for the respective Class E and C3 uses. The respective Class E units would have direct access to the rear yard area. Residents would need to access the rear yard (and associated bins and cycle storage) via access gates positioned adjacent to the Dencombe Street boundary.

This permission has not been implemented and the current application indicates the retention of the existing ground and first floor arrangement (i.e. one large shop on the ground floor with storage above) and the erection of a single storey extension to the rear.

The rear of the property is irregular, in shape, with two outriggers and the proposed extension would cover the whole width of the site, to give a structure with a unified plane. The extension would be set-back from the Dencombe Street frontage and would have a flat roof, being constructed in brickwork to match the existing property.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to hours of operation to match the existing, standard delivery hours, insulation of any external equipment, standard construction hours

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It promotes the efficient use of land and housing where it supports the vitality and viability of the district centre. The development would accord with these objectives.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed
guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy E3.3 relates to sites along radial routes, which includes Stockport Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. the effect of new development proposals which are likely to be generators of noise.
b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car.

Relevant policies of PfE in this instance are:
JP-S1: Sustainable development
JP-C8: Transport Requirements of New Development
JP-P1: Sustainable Places

Principle of works - The proposal is a relatively low scale addition to an existing retail use, which would increase the internal retail space, for this double sized unit, from 178 square metres to 204 square metres, representing an increase of 26 square metres, or approximately 15%. It is single storey only, and at the rear of the property, where a number of other properties have carried out various extension works. The general principle, of the proposed extension, is therefore considered to be acceptable.

Impact of works - The property has an existing rear brick wall, with a central timber gate. and the proposed extension would sit behind this, with the existing rear wall and gate retained. From outside the site the extension would therefore be difficult to view and its visual impact, upon the locality, is expected to be minimal.

Rear yard layout/waste - The previous permission (141378) indicated an open yard area, at the rear, with separate bin storage arrangements for the commercial and residential uses. Although the occupiers, of the proposed flats, could not access this area directly from the flats, they could walk around the property to access an open amenity space. The current proposal would lead to a significant reduction in this open area, although with no residential uses forming part of the application this is not considered to be a significant problem and waste arrangements are now shown for the commercial use only, which is acceptable to Environmental Health, with their comments being based on the fact that no residential uses are now proposed.

Future implementation of permissions - Granting planning permission for this scheme would effectively give the applicant the opportunity to implement either the works approved by this application or those allowed by planning permission ref:141378/FO/2024, either of which would be considered to be an acceptable form of development for the site. However, the applicant has also indicated a desire to keep their options open for the site and have suggested a development which would be a 'hybrid' of the two applications (i.e. which would include the creation of 3 flats on the upper floor (allowed by application ref:141378, as well as the erection of the rear extension, which is subject of the current application).

Such a situation would not be acceptable as the proposed extension, subject of this application, would encompass the area previously indicated for residential bins (under application ref:141378) and would lead to a loss of amenity space. Also Environmental Health officers originally queried the proposed waste arrangements for this application, showing bins only for a commercial use, and only removed their objection when it was clear that the development no longer included any residential uses, and therefore no requirement for residential bins.

Whilst the need to conform with planning conditions for each application, including that each relates to specific different floor and site layouts, would prevent such a 'hybrid' situation occurring, a condition is proposed so that this is made clear to the applicant, for the avoidance of doubt.

Suggested conditions - The previously granted planning permission (141378) did not include an hours of operation/servicing condition and there are no previous permissions relating to the Class E use. Such conditions are not therefore considered appropriate in this case, especially given the small increase in floorspace involved,

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In particular there was dialogue, with the applicant, in relation to the previous permission granted on site and how the current application impacts on that permission.

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 site location plan and drawings numbered 2440 PL101 rev B, 2440 PL201 rev B and 2440 PL301 rev B, all stamped as received by the City Council, as Local Planning Authority, on 19 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

3) The materials used to construct the external elevations of the works hereby approved shall match the existing building, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The development hereby approved shall only be occupied as:

i. Ground floor - One commercial, business and service (Class E) unit, including extended space allowed for by this permission (with a maximum floorspace of 204 square metres);
ii. First floor - Storage space in connection with the ground floor Class E use

In accordance with the detail of drawing Ref: 2440 201 Rev B, stamped as received by the City Council, as Local Planning Authority on 19 March 2025, and for no other purposes including the introduction of residential uses on the first floor.

Reason - In the interests of residential amenity, of any future occupiers of the premises, and in order to secure the appropriate development of the site, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy, and the guidance within the National Planning Policy Framework.

5) Before its installation any externally mounted equipment required to facilitate the operation of the rear extension shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority to manage and reduce the level of noise from any such ancillary plant, equipment and servicing, including details of acoustic attenuation. Any externally mounted equipment installed as part of the authorised development shall be installed in accordance with the specifications of the agreed and subsequently maintained in situ.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 contained within Sustainable Development Joint Development Plan Document - Places for Everyone.

6) The development shall be carried out in accordance with the Waste Management Strategy stamped as received by the City Council, as Local Planning Authority on 7 May 2025, and indicated on drawing numbered 2440 PL201 rev B, stamped as received by the City Council, as Local Planning Authority on 19 March 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health

538 Stockport Road, Manchester, M12 4JJ
536 Stockport Road, Manchester, M12 4JJ
534 Stockport Road, Manchester, M12 4JJ
Flat Above, 554 Stockport Road, Manchester, M12 4JJ
Shop Rear Of 554, Stockport Road, Manchester, M12 4JJ
554 Stockport Road, Manchester, M12 4JJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA