MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141758/FO/2024
Date registered valid:	23 January 2025
Proposal:	Elevational alterations to shop front to create a separate residential access in association with the formation of 2 no. self-contained apartments on the first and second floors (Class C3)
Address:	118A Withington Road, Manchester, M16 8FA
Ward(s):	Whalley Range Ward
Applicant:	Mr Hai Huynh
Agent (if any):	Mr T Cousins Extend Your Home
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 14 February 2025

Standard consultations:
Printed: 29 January 2025 Expired: 19 February 2025

Neighbour notifications
Printed: 29 January 2025 Expired: 19 February 2025

Site notice
Posted: 14 February 2025 Expired: 7 March 20225

Press advert
Published: 4 February 2025 Expired: 25 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the upper two floors of a mid-terraced, three storey property situated within a commercial parade along Withington Road and forms part of Whalley Range local centre.



View of application property from Withington Road

At ground floor level the building is occupied by a nail/beauty salon. Living accommodation is provided above.

At ground floor level the host building incorporates a shop front painted pink and includes a centrally positioned door and external roller shutter housing and fascia sign above. To the rear is a yard area which allows access to a gated alleyway serviced from May Road.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No

Description of area

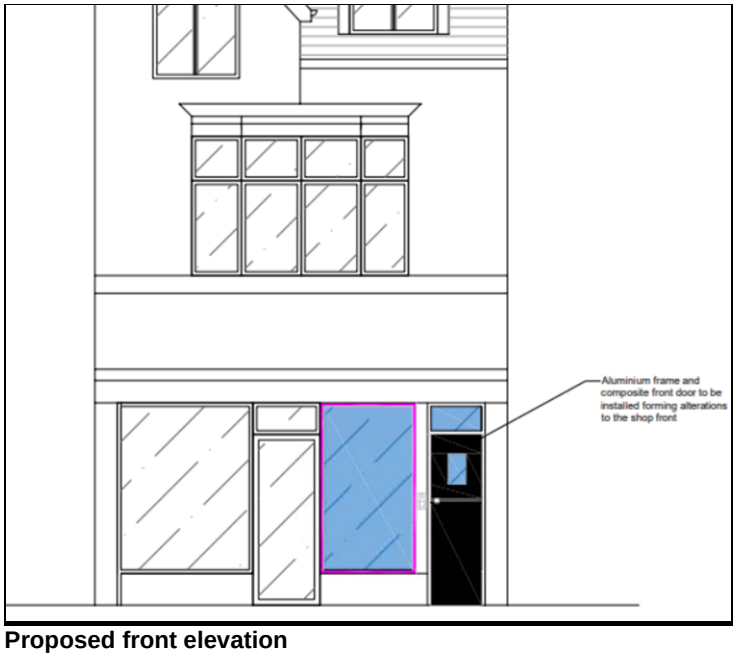
The site is situated within a busy commercial area, forming part of Whalley Range local centre which runs north to south along a section of Withington Road.

The application property is neighboured by a laundrette to the south and a restaurant to the north. Opposite the site to the other side of Withington Road is a medical centre and garage/car sales area. To the rear of the site, the area is predominantly residential in character.

The site is also situated within a designated conservation area, characterised by large houses on tree lined avenues. The section of the conservation area to which this application relates is largely commercial in nature and unremarkable in terms of its architectural character.

Description of development

Planning permission is sought for the installation of new entrance door within the existing shopfront to allow access to a new internal staircase which would serve the upper floors. This would facilitate the conversion of the upper floors to create a 1 x 2-bedroom flat to the first floor and a 1 x 1 bedroom flat to the second floor.



Proposed front elevation

Waste storage would be provided within the rear yard. No other external alterations are proposed.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. The proposed change of use is not expected to give rise to a significant increase in on street parking demand in comparison to the site's existing use.

Secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

A refuse storage area is noted within the curtilage of the site and is considered acceptable. Waste bins will be brought to the collection point via the rear alleyway for kerbside collection on May Road. This approach is acceptable in principle.

Planning History

083909/VO/2007/S1 (111-117 And 98-120 Withington Road)

City Council Development for shopfront renewal. *Approved 27 September 2007*

065103/VO/SOUTH1/02 (111-117 And 98-120 Withington Road)

CITY COUNCIL DEVELOPMENT Shopfront renewal scheme including demolition of 120a Withington Road. Approved 19 June 2002.

Policy

The below policy and guidance is considered relevant to the consideration of this application.

-Saved policies DC18.1 and DC26 of the UDP
-Policies DM1, T2, SP1, H1, H6, EN3, EN19 of the Manchester Core Strategy
-Policy JP-S1 of Places for Everyone Joint Development Plan;
-National Planning Policy Framework (NPPF).

Issues

Principle

With reference to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the city between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the city are therefore expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 goes on to state that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

Policy H6 states further that south Manchester will accommodate around 5% of new residential development.

Further policy support is given within policies SP1 and H1 which seek to encourage development on previously developed land, including the renewal of areas characterised by poor quality housing, whilst the NPPF advocates a presumption of sustainable development particularly where existing resources can be utilised and shared.

The proposed apartments would make effective use of the site to provide new places to live, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location, close to local amenities and existing housing stock.

On this basis, the principle of the proposed development is considered acceptable.

Specific planning issues are addressed further below.

Residential Amenity

Policies DM1 and SP1 of the Core Strategy advocate that consideration should be given to effects of development upon the amenity, living conditions and well-being of residents.

In this instance, the proposed development will introduce a residential use into the context of an established residential setting and replace existing living accommodation above a ground floor premises with two self-contained residential units.

As such, there would be a negligible increase in activity at the property and given the existing context, the likely number of occupiers would be limited and therefore unlikely to significantly undermine the amenity of existing occupiers in terms of coming and goings, noise and disturbance.

Given the site's local centre location, neighbouring residential uses and the busy nature of the surroundings, the introduction of a modest amount of residential accommodation in the area is unlikely to have any detrimental impact to the nearest residential occupiers due to existing background noise levels and levels of activity.

Visual Amenity and Impact to Conservation Area

As the property is located within the Whalley Range Conservation Area (CA). Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the LBCA Act) there is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

This is echoed by Policy EN3 of the Core Strategy, saved policy DC18.1 of the UDP and policy J2-P2 of Place for Everyone which likewise refer to the need for the consideration to be given to the impact of new developments on heritage assets.

Further guidance is provided within Section 16 of the National Planning Policy Framework (NPPF).

Paragraph 207 states that in determining applications:

'*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 210 goes on to state:

'In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness'.

Paragraph 212 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'.

Paragraph 215 states:

'Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal'.

In this case, the alterations to the host building are minimal and relates solely to the insertion of a new access door within an existing shopfront.

The existing shopfront is not original and comprises an aluminium frame painted bright pink. The proposed door would be situated to the right and side of the shopfront and proposes the use of matching aluminium and would incorporate a fan light to reflect that of the existing access door.

It is considered that subject to the use of materials to allow the door to blend into the shopfront, including the use of matching colour, to be controlled by an attached planning condition, the impact would be less than substantial and would reflect that of other additional doors included within shopfronts such as those situated at the Noodle House and William Hill also within the situated with the host parade.

It is considered that any impact would be outweighed by facilitating the use of the upper floors for additional, self-contained, residential accommodation and by avoiding the use of a rear arrangement which would lack visibility and natural surveillance from the public domain.

On this basis, the principle of the proposal is considered to accord with overarching development plan policy and national planning guidance and is therefore considered acceptable.

<u>Highway Impact</u>

it is not envisaged that a residential use would generate any significant or material impact in terms of vehicular activity or parking demand. Highway Services accept that the proposed flats are unlikely to generate a significant increase in on-street parking demand in comparison to the existing use.

The site is located in highly accessible location, close to the city centre and car ownership associated with the existing development is likely to be low. On-street parking is unrestricted and available on nearby roads.

A condition is included which requires cycle storage to be provided to encourage occupiers to use non-car modes of travel and to allow a choice of a transport options.

Waste Management

Space is shown within the rear yard for a bin storage area. Whilst submitted details indicate an appropriate number of receptacles, recycling and collection arrangements, a more detailed strategy is required. An appropriate condition is included.

Natural Light to Habitable Rooms

All bedrooms and habitable areas would benefit from sufficiently sized windows which would afford satisfactory natural light. All apartments also accord with the Council's internal space standards as set in the Council's Residential Quality Guidance document. On this basis, the standard of accommodation is considered satisfactory.

Climate Change

As the proposal would result in a modest number of additional residential units within the context of busy local centre and mixed-use environment, the impact upon climate change is considered less than substantial.

The proposed development would result in an appropriate density for this location and given the surrounding context, the impact upon climate change is considered less than significant.

Due to the low number of anticipated vehicle trips associated with the proposed apartments, the impact is considered to be less than significant.

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.

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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

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 Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 01, 04, 05, 06, 07 and 08, received by the City Council as Local Planning Authority on 3 January 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.

4) The apartments hereby approved shall not be occupied until full details of the space and facilities for bicycle parking, including means of enclosure, have submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed cycling parking space and facilities shall the implemented as part of the development and retained thereafter.

Reason - Due to the lack of off-road parking and to ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, before the apartments are occupied, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. 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 and as each use requires segregated bin storage and provide details of collection arrangements, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Whalley Range Forum
Whalley Range Conservation Area Group

133 Withington Road, Manchester, M16 8EE
Range Pharmacy, 121A Withington Road, Manchester, M16 8EB
114A Withington Road, Manchester, M16 8FA
Top Flat, 116 Withington Road, Manchester, M16 8FA
120A Withington Road, Manchester, M16 8FA
Flat 2, 120B Withington Road, Manchester, M16 8FA
Flat 12, 2 May Road, Manchester, M16 8DG
Flat 9, 2 May Road, Manchester, M16 8DG
Flat 6, 2 May Road, Manchester, M16 8DG
Flat 3, 2 May Road, Manchester, M16 8DG
120 Withington Road, Manchester, M16 8FA
114 Withington Road, Manchester, M16 8FA
Flat 3, 120B Withington Road, Manchester, M16 8FA
Flat 1, 120B Withington Road, Manchester, M16 8FA
120B Withington Road, Manchester, M16 8FA
The Range Medical Centre, 121 Withington Road, Manchester, M16 8EE
2 May Road, Manchester, M16 8DG
Flat 11, 2 May Road, Manchester, M16 8DG
Flat 10, 2 May Road, Manchester, M16 8DG
Flat 8, 2 May Road, Manchester, M16 8DG
Flat 7, 2 May Road, Manchester, M16 8DG
Flat 5, 2 May Road, Manchester, M16 8DG
Flat 4, 2 May Road, Manchester, M16 8DG
Flat 2, 2 May Road, Manchester, M16 8DG
Flat 1, 2 May Road, Manchester, M16 8DG
118 Withington Road, Manchester, M16 8FA
116 Withington Road, Manchester, M16 8FA

Appendix 2 – Planning constraints

Article 4 Direction - Removal of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA