

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142005/FO/2025
Date registered valid: 18 February 2025
Proposal: Erection of single-storey rear extension to provide additional storage space
Address: 111 Princess Road, Manchester, M14 4RB
Ward(s): Moss Side Ward

Applicant: Mr Haitham Alsayed Albasheer Altayib
Agent (if any): Mr Abdul Hadi Sabawan
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th April 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 April 2025

Standard consultations:

Printed: 26 February 2025 Expired: 19 March 2025

Neighbour notifications

Printed: 26 February 2025 Expired: 19 March 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

The site/building relates to a three storey mid terrace property in the Moss Side ward area of Manchester. The site features a with full height outrigger to the rear. The ground floor element of the building is in use as a local butcher shop (class E use).



Listed building: Not applicable

Conservation area: Not applicable

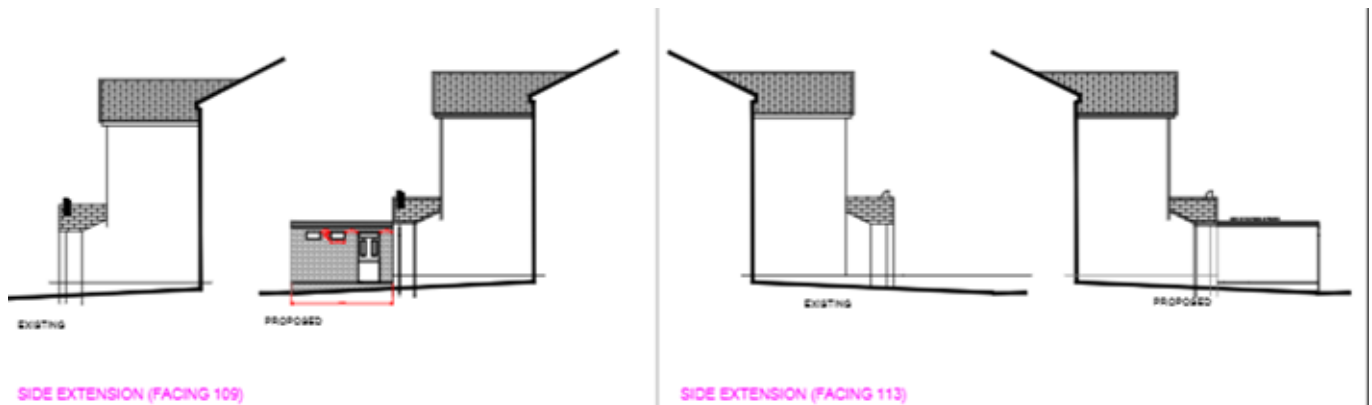
Tree Preservation Order: Not applicable

Description of area

The property falls within a predominantly residential area located within a row of commercial units along Princess Road.

Description of development

The applicant is seeking planning permission for the erection of single-storey rear extension to provide additional storage space. The application forms sets out that the proposed extension would replace an existing unauthorised structure which has been installed and would be removed as part of the works.



Consultations & Notification Responses

Local residents, as per Appendix 1 - Two letters of objection from one resident received in relation to the original submission. Summary of comments as follows:

- Built without permission.
- Loss of light

Environmental Health – If approved, add informative relating to construction hours.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:

- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

History relating to 111 Princess Road

120691/FO/2018 - Application Returned - 111A Princess Road, Manchester, M14 4RB
Proposed change of use of 1st and 2nd floor of the building into 2 no offices (B1) and 2 no. 1 bed apartments

080637/JO/2006/S1 - Recv: 05.09.2006 - Application Refused - 04.10.2006
111 Princess Road, Moss Side, Manchester, M14 4RB, Variation of condition no 2 attached to planning permission ref 063552/FO/SOUTH/01 to allow 24 hour operation of private hire car office

075505/JO/2005/S1 - Recv: 04.05.2005 - Application Refused - 20.06.2005
111 Princess Road, Moss Side
Variation of hours condition no. 2 attached to planning permission 063552/FU/SOUTH1/01 to allow 24 hour operation of private hire car radio control base

063552/FU/SOUTH1/01 - Recv: 06.11.2001
Application Approved - 31.12.2001
111, Princess Road,, Moss Side,
Change of use from offices to a 24 hour private hire taxi office

056028/FO/CENTL1/99 - Recv: 01.02.1999
Application Approved - 25.03.1999
99/117, 129/135, 143/151, 157/159, 159a/181, Princess Road,, Moss Side,
Installation of new shop fronts

055124/FU/CENTL1/98 - Recv: 01.09.1998
Application Approved - 05.10.1998
111, Princess Road,, Moss Side,
Change of use from vacant premises to offices

Principle of the Proposal

The principle of the proposal is in general acceptable in that the applicant proposes to infill part of the existing rear yard to provide additional storage for the existing commercial use at the property. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

Following receipt of a complaint to the City Council, the current planning application proposals have been submitted to replace a currently unauthorised structure which had been erected which covers the full rear yard removing all yard space to the rear. The current submission seeks consent for a single storey rear extension which would see the retention of some amenity space

to the rear. Concerns were raised by a local resident, a summary of comments received is set out above within the notification responses section.

The proposal would see a single storey projection off the original rear wall of the building extending the full length of the rear yard to a width partway across the rear retaining an area large enough to accommodate the storage of refuse bins. In addition, a gap would be retained to the shared boundary with the adjacent property no. 109 Princess Road reducing any potential overshadowing and loss of light. Taking into consideration the gap retained, it is not anticipated that the proposed development, would impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing.

Two high level windows and a door are proposed on the side elevation facing no. 109 Princess Road, however, given the existing boundary treatment together with the proposed height of the windows, it is not anticipated that these would give rise to significant impacts in terms of overlooking or loss of privacy.

The proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1 and DM1.

Scale, Mass, Design and appearance

The proposals scale, design and massing are considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in general keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

The proposal has been sited and designed to ensure that it is subservient to the original building.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

The proposal is not visible from the street scene and therefore has no effect on the character of the street. Extensions to the rear are a commonplace along the parade of shops for the use of storage purposes at the rear of the premises. It is considered that the proposal can be accommodated at the application property and that the proposal would not interfere with the existing characteristics of the area.

The proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1 and EN1.

Waste management

Bins would be stored within the retained rear yard area and therefore, this is considered would comply with Policy EN19 as is therefore considered to be acceptable.

Conclusion

On balance, it is not considered that there would be any significant impact and the proposed development accords with Core Strategy Policy DM1, SP1 and the NPPF

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 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 problems arising in relation to dealing with the planning application. No significant problems have arisen during 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:

Received 20th February numbered Rev 01 Existing and Proposed Floor Plans and Elevations

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 3, 109 Princess Road, Manchester, M14 4RB
Flat 2, 109 Princess Road, Manchester, M14 4RB
Flat 1, 109 Princess Road, Manchester, M14 4RB
109 Princess Road, Manchester, M14 4RB
Flat, 115 Princess Road, Manchester, M14 4RB
First Floor Middle Office, 111 Princess Road, Manchester, M14 4RB
First Floor Front Office, 111 Princess Road, Manchester, M14 4RB
First Floor Rear Office, 111 Princess Road, Manchester, M14 4RB
First Floor, 111 Princess Road, Manchester, M14 4RB
Second Floor, 111 Princess Road, Manchester, M14 4RB
Second Floor Rear, 111 Princess Road, Manchester, M14 4RB
111A Princess Road, Manchester, M14 4RB
14 Hartington Street, Manchester, M14 4RW
113 Princess Road, Manchester, M14 4RB
22 Hartington Street, Manchester, M14 4RW
Flat 2, 113 Princess Road, Manchester, M14 4RB
Flat 1, 113 Princess Road, Manchester, M14 4RB
Flat 1, 107 Princess Road, Manchester, M14 4RB
115 Princess Road, Manchester, M14 4RB
107 Princess Road, Manchester, M14 4RB
20 Hartington Street, Manchester, M14 4RW
18 Hartington Street, Manchester, M14 4RW
16 Hartington Street, Manchester, M14 4RW
12 Hartington Street, Manchester, M14 4RW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA