

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141380/FO/2024
Date registered valid: 19 January 2025
Proposal: Elevational alterations to shopfront
Address: 596 - 598 Stockport Road, Manchester, M13 0RQ
Ward(s): Longsight Ward

Applicant: N Rasool
Agent (if any): Philip Holmes, PHA Architects Limited
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 February 2025

Standard consultations:

Printed: 31 January 2025 Expired: 21 February 2025

Neighbour notifications

Printed: 31 January 2025 Expired: 21 February 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: No

Tree Preservation Order: No

Description of area

This application relates to a three storey building forming a part of a parade that presents its frontage to Stockport Road and is located in Longsight District Centre. The property is separated from properties to the south by an alleyway. The building consists of red brick elevations with a slate pitched roof. To the rear the building comprises of a three storey outrigger and a single storey extension. Both these additions incorporate pitched roofs, and their configuration covers the former rear yard area.



Fig.1 – Existing shop front presented to Stockport Road

Description of development

The proposed alterations to the shopfront and related to the formation of a separate access to the proposed upper floor residential accommodation considered under:

142003/P3GPA/2025 - Prior approval for change of use from retail (Class E) to 2No. 3 bed apartments (C3).

The development would also involve the formation of two separate ground Class E unit (following the alterations to the shopfront). The proposed shopfront would retain the composition of the existing shopfront to No 596, i.e., a double leaf door adjoining a floor to ceiling display window. The proposed shopfront to No 598 would incorporate a single leaf door adjoining a display window, which in turn would adjoining a single door providing access and egress to the upper floor apartments. The alignment of the existing fascia above the shopfront would be retained. The applicant has confirmed that all non-glazed parts of doors and all doors and windows frames comprising the shopfront would be formed in aluminium with an anthracite grey (RAL 7016) colour treatment.



Fig.2 – Proposed and existing elevations

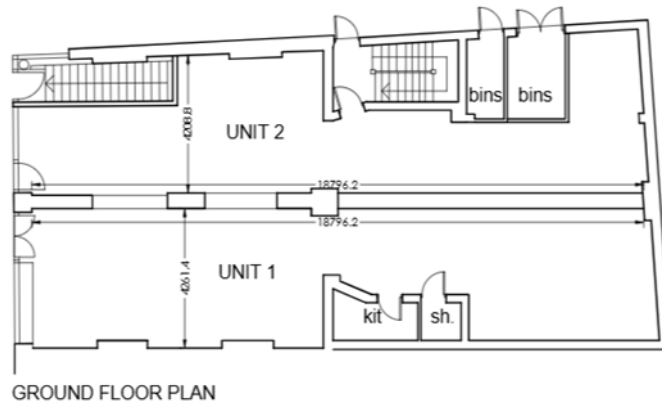


Fig.2 – Proposed ground floor layout

Site history

- i. 142003/P3GPA/2025-Application Pending Consideration - 596 - 598 Stockport Road, Manchester, M13 0RQ
Prior approval for change of use from retail (Class E) to 2No. 3 bed apartments (C3)
- ii. 141376/P3GPA/2024 - Refused - 19.12.2024 - 596 - 598 Stockport Road, Manchester, M13 0RQ, Prior approval for change of use from retail (Class E) on upper floors to 2 No. flats (Class C3)
- iii. 053277/FO/CENTL2/97 - Approved - 09.01.1998 - 596/598, Stockport Road, Longsight, Change of use of 2nd floor to form 2 self-contained flats including rear extension part 3 storey, roof over rear yard to form storage area, installation of new shopfront and roller shutters
- iv. F/AD01088 - Approved - 27.07.1976 - 596/598 Stockport Road, Longsight.
2 Illuminated individual letter single sided box name signs on front elevation of shop.
- v. F04900 - Approved - 27.07.1976 596/598 Stockport Road, Longsight
Erection of new shop front.

Consultations & Notification Responses

Local residents and businesses – No comments received.

High Speed Two (HS2) Limited - No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

- i. Section 5 Delivering a sufficient supply of homes
- ii. Section 8: Promoting healthy and safe communities
- iii. Section 11: Making effective use of land
- iv. Section 12: Achieving well-designed places

Given the limited impact of the development and its incorporation of a suitably designed shopfront, it is considered that the above sections of the NPPF will be accorded with.

Places for Everyone - Is a Joint Development Plan Document and provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The following policy is relevant:

- i. JP-P6 (Health) – Would be accorded with as the development would not adversely affect the amenities of the area.
- ii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building without further extensions and limited external alterations, thereby minimising the environmental impact. The development would secure an active and viable use for the application property. Policy JP-S1 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively contribute to the sustained occupation of the building and the retails / commercial offer in the district centre. The development would achieve an appropriate quality of design. Policy SP1 would thereby be accorded with.

Policy EN 14 (Flood Risk) - Requires consideration of potential additional flood risk related to proposed development. The site is in Flood Zone 1 and the development would not present additional flood risk. Policy EN14 would thereby be accorded with.

Policy DM1 (Development Management) - 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. Relevant considerations in this case are:

- 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;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- Community safety and crime prevention;
- Design for health.

The above criteria have been related to the quality of the proposed design and its satisfactory relationship to the existing building and wider streetscene. Constraints to the existing building frontage would prevent the delivery of inclusive access, therefore there would be no change to the existing circumstances. On balance, policy DM1 would be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policies are relevant:

Policy E3.3 (Environmental Improvement and Protection) - States that all development in Manchester should meet high standards of urban design and opportunities for good design, which enhance the overall image of the city should be fully realised, particularly along major radial roads, such as Stockport Road. A satisfactory quality of elevational design would be achieved and policy E3.3 would therefore be positively responded to.

Policy DC14 – Shopfronts and related signs

Policy DC14.1 – States that in determining applications relating to shopfronts, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts. The development would accord with these objectives.

Shopfront and Signage Design Guide - This document sets out best practice for shopfronts and signage design across the city to promote positive change in the context of its urban environment. The principles and guidance detailed in this document are applicable throughout the city, including its thriving city centre, the vibrant local district centres, local shopping parades and other locations. The proposal would accord with the above policy, as it would be related to the established parameters of the existing shopfront, including the alignment of the fascia. The new shop front would secure an appropriate balance of glazing and solid frames and would be appropriately related to the proportions of the Stockport Road elevation and the neighbouring street scene. Details of roller shutters have not been included. A condition has been included to confirm that the inclusion of roller shutters is not conferred by this planning permission. It is considered that the above guidance would be complied with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. The proposal is acceptable and therefore determined within a timely manner.

Principle of the development – The development would facilitate the permitted sub-division of the ground floor Nos 596 and 598 into two separate Class E units. Such sub-division would positively contribute to Longsight District Centre and its Class E offer. The development would also secure access and egress to upper floor apartments (delivered in conjunction with prior approval application ref: 142003/P3GPA/2025). The provision of these apartments would also improve local housing supply and positively contribute to the vitality and viability of the district centre. The design of the shopfront would be acceptable and appropriately related to the neighbouring context. The principle of the development is therefore acceptable.

Design – The proposal has been informed by the composition of the existing shopfront and would comprise of a suitable mix of lightweight frames and glazing.

Inclusive access – The formation of a stepped access to the proposed threshold would be acceptable as it the existing circumstances. The apartment s would be located on the upper floors and, given the scale of the application building, the provision of a lift or other form of mechanical access aid would not be viable.

Conclusion – The proposed development would be acceptable.

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. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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 by the City Council as local planning authority on 25 October 2024, 20 January 2025 and 17 March 2025:

Planning application forms amended by email from PHA Architects Limited dated 20 January 2025

Proposed basement and ground floor Ref: F01/NR/02

Location plan with a red edge Ref: F01/NR/05

Front elevation as existing and proposed Ref: F01/NR/06 Rev B.

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 for the City of Manchester.

3) The development shall be implemented in accordance with materials specified in drawing Ref: Front elevation as existing and proposed Ref: F01/NR/06 Rev B, including the formation of all non-glazed parts of doors and all door and window frames comprising the shopfront in aluminium with an anthracite grey (RAL 7016) colour treatment.

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 for Manchester.

4) The development hereby approved does not confer consent for the display of advertisements in relation to the Class E ground floor units.

Reason – For the avoidance of doubt and in the interest of the amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

5) The planning permission hereby granted does not confer consent for the installation of roller shutter and related equipment.

Reason – For the avoidance of doubt and in the interest of the amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

17B Rainforth Street, Manchester, M13 0RP
17 Rainforth Street, Manchester, M13 0RP
Flat Above, 600 Stockport Road, Manchester, M13 0RQ
Flat 1, 17A Rainforth Street, Manchester, M13 0RP
Flat 2, 17A Rainforth Street, Manchester, M13 0RP
581 Stockport Road, Manchester, M13 0RX
583 Stockport Road, Manchester, M13 0RX
594 Stockport Road, Manchester, M13 0RQ
592 Stockport Road, Manchester, M13 0RQ
600 Stockport Road, Manchester, M13 0RQ

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: NORTH AREA