MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141696/FO/2024
Date registered valid:	11 January 2025
Proposal:	Erection of single storey rear extension to shop.
Address:	322 Platt Lane, Manchester, M14 7DA
Ward(s):	Fallowfield Ward
Applicant:	Miss Robina Younas
Agent (if any):	Mr Zarif Mohammed Aaase Consultants
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 March 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 February 2025

Standard consultations: Printed: 21 January 2025 Expired: 11 February 2025

Neighbour notifications: Printed: 21 January 2025 Expired: 11 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced building of redbrick with a grey slate dual pitch roof. The property features white uPVC windows, fascia level signage and a glazed shopfront to the front, a two-storey rear outrigger, and a spacious rear yard featuring a set of steps and an access platform to the first floor flat. At ground floor level, the property features a Class E (commercial, business, and service) use, whereas its first floor features a self-contained residential flat (Class C3).



Front of property



Rear yard



Surrounding area



Surrounding area

Description of area

Situated in the Fallowfield ward of Manchester, the application site's surrounding area is mixed in terms of its character with a strong commercial precedent extant along this portion of Platt Lane as well as Hart Road (located to the north) with Wilbraham Primary School also located within the immediate vicinity of the site. Further afield, the surrounding streets are predominantly residential in character, featuring a mixture of semi-detached and terraced dwellinghouses. This section of Platt Lane therefore serves as a local centre for this area of Fallowfield.

Description of development

The applicant is seeking permission for the erection of single storey rear extension to shop.

Planning history

F10235 - Use of former launderette and office as a clothing shop with living accommodation – Approved (21.03.1979).

061917/FO/SOUTH1/01 - Construction of new front entrance to existing first floor self-contained flat – Approved (25.06.2001).

083873/FO/2007/S1 - Environmental improvement works to 27 shop units including new shop fronts, security shutters and associated building works and improvement works to the public footpath including access ramps and bollards – Approved (14.09.2007).

088473/FO/2008/S1 - Erection of a single storey extension at rear of property to form additional retail area and erection of an external staircase to provide access to first floor flat – Refused (27.02.2009).

091580/VO/2009/S1 - CITY COUNCIL DEVELOPMENT facelift scheme to 20 terraced dwellings including the demolition and rebuild of existing boundary and party walls and re-surfacing of rear yards and rear alleyways – Approved (16.12.2010).

086179/AO/2008/S1 - Installation of externally illuminated fascia signs – Approved (12.05.2008).

091579/VO/2009/S1 - CITY COUNCIL DEVELOPMENT Facelift scheme to the rear and side elevations of commercial properties, including the rebuilding of yard walls and the provision of in curtilage parking, including extension to the rear of No. 320 Platt Lane – Withdrawn (04.11.2010).

116001/FO/2017 - Elevational alterations to create entrance to first floor flat, and single-storey rear extension to create extra space for storage – Approved (28.06.2017).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Greater Manchester Police made no objection to the proposal.

Environmental Health raised concerns in relation to the lack of space retained within the rear yard for refuse bins.

Policies

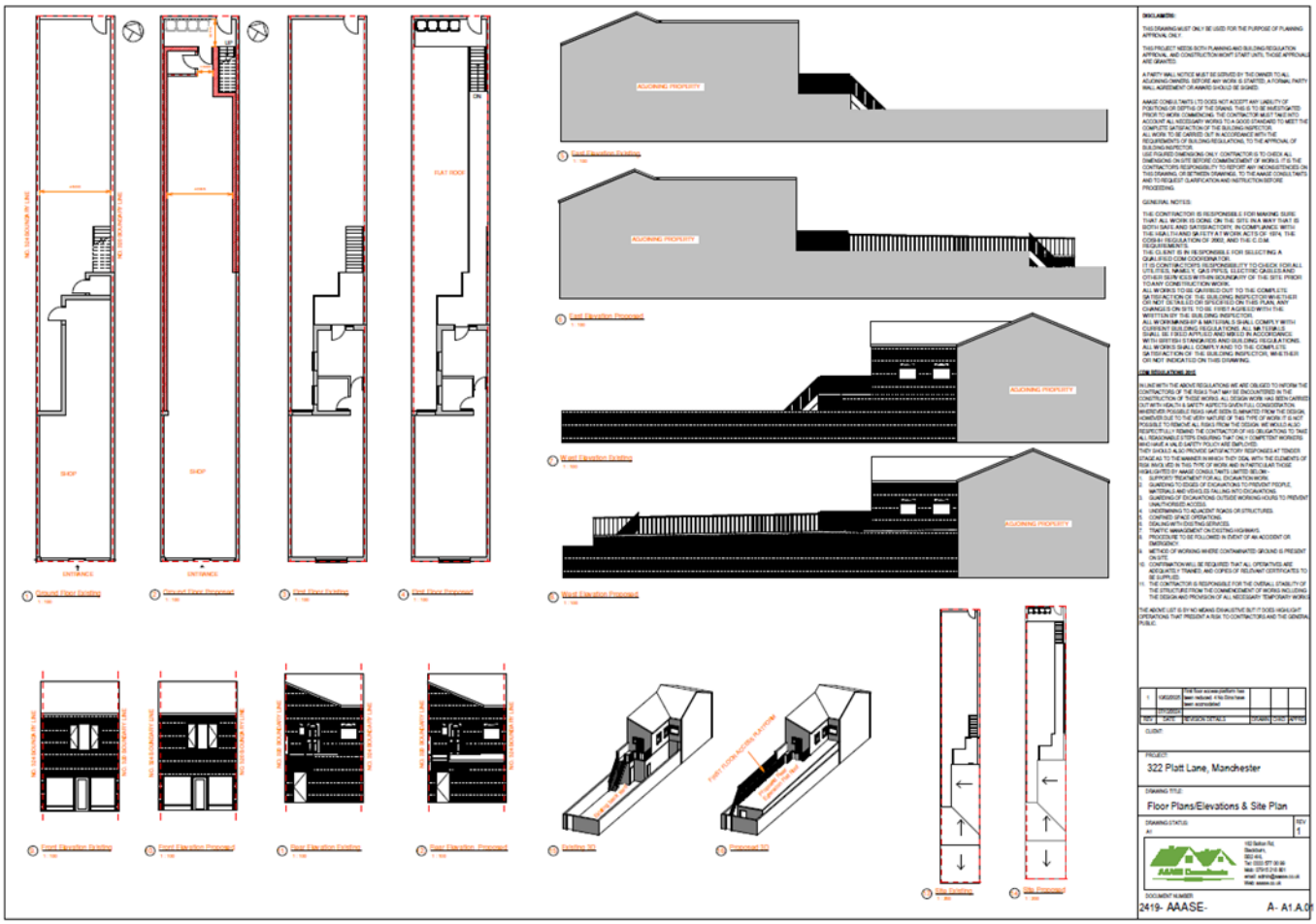
The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy C8 – Local Centres

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted [amended] proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Principle – the principle of erecting a single storey rear extension to provide improved facilities and storage space for the ground floor/retail use is generally considered acceptable. However, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing northwest. It would feature a rearward projection of 22.931m from the host building along its southwestern edge / 14.194m along its northeastern edge, with a width of 4.715m and sloped roof height of 3.086m. It would be sited along the boundaries shared with No.321 and No.325 Platt Lane and would leave a rear yard space measuring to approximately 4.5m by 1.675m.

The proposal represents a considerable addition to the property, covering the majority of its existing rear yard space to provide additional internal space for the ground floor retail use. This is considered acceptable in these circumstances given that planning permission 116001/FO/2017 allowed for a full-length rear extension, covering the entirety of the rear yard space. A precedent for works of this scale and massing has therefore been previously accepted at the site.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork to match the existing building with a rubber membrane flat roof. Its side elevations would be blank and featureless, whilst its rear elevation would feature 1no. inward-opening door and a stairway providing access to the existing first-floor flat. The roof of the extension would feature a walkway/access platform leading to the flat. This would be bordered by railings on either side to prevent the area's use as an outdoor terrace.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other extensions/covered yards in the area. Moreover, its use of matching materials should provide a blended appearance with the host building, ensuring that the proposal does not form a prominent visual feature within the locale. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would be single storey with a maximum roof height of 3.086m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Concerns were raised in relation to the proposal's potential to cause issues associated with overlooking and a loss of privacy as a result of the extension's roof being used as an outdoor terrace area. These concerns were relayed to the agent of the application who confirmed that the roof area would be used to provide access to the first-floor flat only, amending the plans to depict a walkway bordered by railings on either side. This has been conditioned accordingly.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – limited details have been provided in relation to the waste storage and management of the premises. As such, a condition relating to the submission of a scheme for the storage and disposal of refuse has been attached. This condition seeks to safeguard the amenities and public health of the area, pursuant to policies DM1 and EN19 of the Manchester Core Strategy.

Parking – the existing property does not feature any parking/cycling provisions. These arrangements would be unaffected by the proposal.

Other matters – it is noted that the proposal would substantially limit the private outdoor space of the property, leaving a very minimal rear yard available. However, given the existing is not used as amenity space and the property's proximity to Platt Fields Park, this is considered acceptable in these circumstances as the occupants would have access to alternative means of outdoor/green space.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

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

'Application for Planning Permission', numbered 'PP-13622465', stamped as received by the City Council as Local Planning Authority on the 11th January 2025.
'Floor Plans/Elevations & Site Plan', numbered '2419-AAASE-A-A1.A.01 REV 1', stamped as received by the City Council as Local Planning Authority on the 10th February 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 to be used on the external surfaces of the extension hereby permitted shall match those of the existing property 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 policies SP1 and DM1 of the Manchester Core Strategy.

4) The roof of the extension hereby permitted shall not be used for any other purpose other than as a means of accessing the first-floor flat, as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises against overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) a) No above-ground works shall commence unless and until, a scheme for the storage and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) 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 EN19 of the Manchester Core Strategy.

Informatives

1) To discharge condition 5, the proforma/waste management strategy must include the following information:

● Estimated volumes and types of waste produced by the development;
● Details of internal and external stores for both waste and recycling, including any plans and designs;
● Location of the proposed collection point and details of the route the collection vehicle will take;
● Details of how waste will be transferred between stores and to the collection location; and
● Details of number and capacity of bins proposed and collection frequency.
● Other details as per ‘Waste Proforma v1.0’ - refer to guidance at:
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

Flat 11, 2 Copper Place, Manchester, M14 7FZ
Flat 9, 2 Copper Place, Manchester, M14 7FZ
Flat 8, 2 Copper Place, Manchester, M14 7FZ
Flat 7, 2 Copper Place, Manchester, M14 7FZ
Flat 6, 2 Copper Place, Manchester, M14 7FZ
Flat 5, 2 Copper Place, Manchester, M14 7FZ
Flat 4, 2 Copper Place, Manchester, M14 7FZ
Flat 3, 2 Copper Place, Manchester, M14 7FZ
Flat 2, 2 Copper Place, Manchester, M14 7FZ
Flat 1, 2 Copper Place, Manchester, M14 7FZ
Flat 10, 2 Copper Place, Manchester, M14 7FZ
324A Platt Lane, Manchester, M14 7DA
326 Platt Lane, Manchester, M14 7DA
320 Platt Lane, Manchester, M14 7DA
Top Flat, 322 Platt Lane, Manchester, M14 7DA
324 Platt Lane, Manchester, M14 7DA
318 Platt Lane, Manchester, M14 7DA
316 Platt Lane, Manchester, M14 7DA
318A Platt Lane, Manchester, M14 7DA
Flat 20, 4 Copper Place, Manchester, M14 7FZ
Flat 19, 4 Copper Place, Manchester, M14 7FZ
Flat 18, 4 Copper Place, Manchester, M14 7FZ
Flat 17, 4 Copper Place, Manchester, M14 7FZ
Flat 16, 4 Copper Place, Manchester, M14 7FZ
Flat 15, 4 Copper Place, Manchester, M14 7FZ
Flat 14, 4 Copper Place, Manchester, M14 7FZ
Flat 21, 4 Copper Place, Manchester, M14 7FZ
Flat 12, 4 Copper Place, Manchester, M14 7FZ
Flat 11, 4 Copper Place, Manchester, M14 7FZ
Flat 10, 4 Copper Place, Manchester, M14 7FZ
Flat 9, 4 Copper Place, Manchester, M14 7FZ
Flat 8, 4 Copper Place, Manchester, M14 7FZ
Flat 7, 4 Copper Place, Manchester, M14 7FZ
Flat 6, 4 Copper Place, Manchester, M14 7FZ
Flat 5, 4 Copper Place, Manchester, M14 7FZ
Flat 4, 4 Copper Place, Manchester, M14 7FZ
Flat 3, 4 Copper Place, Manchester, M14 7FZ
Flat 2, 4 Copper Place, Manchester, M14 7FZ
Flat 1, 4 Copper Place, Manchester, M14 7FZ
Flat 14, 2 Copper Place, Manchester, M14 7FZ
Flat 12, 2 Copper Place, Manchester, M14 7FZ

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) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA