MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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|---|---|
| **Application no.** | 141672/FO/2024 |
| **Date registered valid:** | 4 December 2024 |
| **Proposal:** | Elevational alterations to shopfront, installation of mono-pitch roof to existing single storey rear extension; and installation of rear roof dormer to form ancillary office space associated with the ground floor use |
| **Address:** | 9 Lane End Road, Manchester, M19 1WA |
| **Ward(s):** | Burnage Ward |
| **Applicant:** | Mr Omar Rabea |
| **Agent (if any):** | Mr Ahmed Choudhry NADA Architects |
| **Case officer:** | Ellie Knowles<br>Tel: 0161 219 6633<br>Email: ellie.knowles@manchester.gov.uk |
| **Recommendation:** | |
| **Date of recommendation:** | **29 January 2025** |

**Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

**Standard consultations:**
Printed: 23 December 2024 Expired: 16 January 2025

**Neighbour notifications**
Printed: 23 December 2024 Expired: 16 January 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

**Description of area**

**Description of development**

**Consultations & Notification Responses**

*Local responses*
None

OR

_ letters of representation were received from local residents raising the following concerns:

These are material planning considerations which will be addressed in the appraisal.

These are not material planning considerations.

*Consultee responses*

**Relevant Planning History**

At the application site –

**History of negotiations**

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

OR

No negotiations were entered into with the agent, given that the proposal was considered unacceptable in principle, even in the event of significant revisions.

OR

The planning officer requested the following amendments: to address outstanding concerns relating to ….
The agent submitted revised plans by ….

**Local Planning Policies**

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

Strategy

JP-Strat1 – Core Growth Area
JP-Strat2 – City Centre
JP-Strat5 – Inner Areas
JP-Strat9 – Southern Areas
JP-Strat10 – Manchester Airport

JP-Strat13 – Strategic Green Infrastructure
JP-Strat14 – A Sustainable and Integrated Transport Network

Sustainable and Resilient Places

JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-S3 – Heat and Energy Networks
JP-S4 – Flood Risk and the Water Environment
JP-S5 – Clean Air
JP-S6 – Resource Efficiency

Places for Jobs

JP-J1 – Supporting Long-Term Economic Growth
JP-J2 – Employment Sites and Premises
JP-J3 – Office Development
JP-J4 – Industry and Warehousing Development

Places for Homes

JP-H1 – Scale, Distribution and Phasing of New Housing Development
JP-H2 – Affordability of New Housing
JP-H3 – Type, Size and Design of New Housing
JP-H4 – Density of New Housing

Greener Places

JP-G1 – Landscape Character
JP-G2 – Green Infrastructure Network
JP-G3 – River Valleys and Waterways
JP-G4 – Lowland Wetlands and Mosslands
JP-G5 – Uplands
JP-G6 – Urban Green Space
JP-G7 – Trees and Woodland
JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
JP-G9 – The Green Belt

Places for People

JP-P1 – Sustainable Places
JP-P2 – Heritage
JP-P3 – Cultural Facilities
JP-P4 – New Retail and Leisure Uses in Town Centres
JP-P5 – Education, Skills and Knowledge
JP-P6 – Health
JP-P7 – Sport and Recreation

Connected Places

JP-C1 – An Integrated Network
JP-C2 – Digital Connectivity
JP-C3 – Public Transport
JP-C4 – The Strategic Road Network

JP-C5 – Streets for All
JP-C6 – Walking and Cycling
JP-C7 – Freight and Logistics
JP-C8 – Transport Requirements for New Development

Delivering the Plan

JP-D1 – Infrastructure Implementation
JP-D2 – Developer Contributions

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
T 1 – Sustainable Transport (partially superseded by PfE)
T 2 – Accessible areas of opportunity and need
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC12 – Commercial Uses above Shop Frontages
DC14 – Shop Fronts and Related Signs
DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance - Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)
- Manchester City Council Shopfront and Signage Design Guide (2024)
- Design for Access 2

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

**National Planning Policy Framework**

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 6 – Building a strong sense of character
- Section 7 – Ensuring vitality of town centres
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

ADD PARAS

**Issues**

Principle of development:

Impact on visual amenity and the streetscene:

Impact on residential amenity:

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Other matters:

Conclusion:

**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:**

**Article 35 Declaration**

**Reasons for recommendation to refuse**

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health

10 Lane End Road, Manchester, M19 1WA
Flat 1, 13 Lane End Road, Manchester, M19 1WA
11A Lane End Road, Manchester, M19 1WA
Offices Rear Of 7, Lane End Road, Manchester, M19 1WA
8A Lane End Road, Manchester, M19 1WA
22 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
20 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
5 Lane End Road, Manchester, M19 1WA
9A Lane End Road, Manchester, M19 1WA
4 - 6 Lane End Road, Manchester, M19 1WA
21 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
19 Milton Court, 590 Burnage Lane, Manchester, M19 1RX
13 Lane End Road, Manchester, M19 1WA
8 Lane End Road, Manchester, M19 1WA
Kingsway Dental Care, 7 Lane End Road, Manchester, M19 1WA
2 Lane End Road, Manchester, M19 1WA
11 Lane End Road, Manchester, M19 1WA

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA