

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140516/FO/2024

Date registered valid: 15 July 2024

Proposal: Elevational alterations to rear elevation including installation of windows and roof light together with erection of roof to existing rear extensions

Address: 103 - 105 Cheetham Hill Road, Manchester, M8 8PY

Ward(s): Cheetham Ward

Applicant: Mr Munib Ahmed

Agent (if any): Mr Darren Pomfret Manchester Building Design Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 August 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 July 2024 Expired: 15 August 2024

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 application property relates to the upper floor rear elevation and roof relating to an end terraced property situated at the corner of Cheetham Hill Road and Knowsley Street. The building occupies the entire footprint of the site.



View of rear elevation

The front of the building along Cheetham Hill Road is a forecourt used for ad hoc, off-road parking.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located adjacent to the busy, main arterial of Cheetham Hill Road which links north Manchester to the city centre and beyond. The site is situated in an area defined by The Strangeways Local plan (2009) as the 'Cheetham Hill Corridor' and is home to a mix of uses and differing qualities in terms of the built environment. Between the sites of heritage value including neighbouring Grade II listed buildings at 95, 107, 109 and 124 Cheetham Hill Road, are a variety of low-rise warehouse and distribution sheds and underused buildings. To the rear is Joseph Holt brewery.

Description of development

Elevation alterations to rear elevation including installation of windows and roof light together with erection of roof to existing rear extensions. The alterations have been carried out to facilitate the provision of increased natural light following Prior Approval being granted for the conversion of vacant first and second floors to form 7 x 1 bedroom flats, pursuant to application referenced 139834/P3MA/2024.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Policy

The relevant policy is set out for consideration below.

- Policies SP1 and DM1 of the Manchester Core Strategy;
- Places for Everyone Joint Development Plan;
- Strangeways Local Plan;
- National Planning Policy Framework;

Planning History

139834/P3MA/2024

Prior Approval for conversion of office units on the first and second floors to 7 No. self-contained apartments. *Approved 28 May 2024.*

094738/FO/2010/N1

Retrospective application for elevational alterations to Knowsley Street to include two new entrance doors and associated display windows. *Approved 15 March 2011.*

085868/FO/2008/N1

Elevational alterations to existing showroom. *Approved 20 May 2024*

093227/NMC/2010/N1

Non material change application in respect of ref 085868/FO/2008/N1 for elevational alterations to existing showroom including installation of roller shutters, advertising signs and fire exits to existing showroom. *Refused 15 June 2010.*

097271/FO/2011/N1

Retrospective Application for the erection of decking to form an extended cafe seating area, together with erection of a polycarbonate canopy to cover the decking area, and the construction of a disabled access ramp to the decking. *Refused 23 December 2011.*

087504/FU/2008/N1 (105 Cheetham Hill Rd)

Change of use to cafe and take away (sui generis use) and installation of new access ramp. *Approved 5 March 2009.*

039999

Change of use of the ground floor of No.103 Cheetham Hill Road to additional wholesale cash and carry accommodation for No. 105, and re-roofing of existing premises including the installation of a new shop front. *Approved 23 October 1991.*

F03658 (103) Cheetham Hill Rd

Continuance of use of former house and shop for preparation of food and as lock-up shop. *Approved 17 November 1995.*

F03659 (105 Cheetham Hill Rd)

Retention of extension to bakery. *Approved 17 November 1995.*

F16378

Change of use from a cafe to cafe and take away hot food shop to be consumed on or off the premises. *Approved 7 October 1981.*

Issues

Amenity and Visual Impact

Due to the position and relationship of the application property with neighbouring buildings and the lack any facing windows, the proposed changes would not result in any undue overlooking or loss of privacy.

The design of the proposed windows are proportionate and would appear in-keeping with the character of the host building, whilst increasing the availability of natural light to habitable rooms, following recent prior approval for conversion of the upper floors to residential use.

The roof alterations to the existing rear roof dormers would consolidate the roof profile of disorganised, uncoordinated additions to create a single flat roof dormer and given this element is barely visible from the road or public domain, it is considered that no harm to visual amenity or the character of the existing building would result. On this basis, the proposal is considered to accord with the aforementioned policy and guidance. To ensure the materials are appropriate, a condition is included which requires the materials to match that of the existing building.

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 to resolve any problems arising in relation to 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 83/23-24/A, 83/23-23/A and 83/23-21/A, received by the City Council as Local Planning Authority on 15 July 2024.

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 alterations hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the existing building is not adversely affected by the materials to be used, pursuant to policies DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Unit 3, 18 - 24 Knowsley Street, Manchester, M8 8HQ
Unit 2, 18 - 24 Knowsley Street, Manchester, M8 8HQ
Unit 1, 18 - 24 Knowsley Street, Manchester, M8 8HQ
Unit 4H, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4G, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4F, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4E, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4D, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4C, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4B, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4A, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
2 Empire Street, Manchester, M3 1JA
First Floor And Second Floor, 97 Cheetham Hill Road, Manchester, M8 8PY
97 Cheetham Hill Road, Manchester, M8 8PY
Ground Floor, 97 Cheetham Hill Road, Manchester, M8 8PY
FASHION UNDERWORLD LTD, Unit 1, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 5, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 7, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Derby Brewery Arms, 95 Cheetham Hill Road, Manchester, M8 8PY
The Brewery, Empire Street, Manchester, M3 1JD
Saffron, 107 Cheetham Hill Road, Manchester, M8 8PY
99 - 101 Cheetham Hill Road, Manchester, M8 8PY
Unit 2, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 3, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
140 Cheetham Hill Road, Manchester, M8 8PZ
124 Cheetham Hill Road, Manchester, M8 8PZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Area Team Boundary - Name: NORTH AREA