MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139207/FO/2024
Date registered valid:	9 April 2024
Proposal:	Erection of single storey front and side extension.
Address:	172 To 176 Great Western Street, Manchester, M14 4SN
Ward(s):	Moss Side Ward
Applicant:	Mr Mohammed Sayda Sayda Trade Supplies Ltd
Agent (if any):	Mr Paul J Ormandy Paul J Ormandy - MCIAT, MCSD
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	4 June 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7th May 2024

Standard consultations:
Printed: 10 April 2024 Expired: 1 May 2024

Neighbour notifications
Printed: 10 April 2024 Expired: 1 May 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 property that is the subject of this application is identified as 172- 176 Great Western Street. It is a large brick- built end of terrace property that occupies a corner position at the junction of Great Western Street and Broadfield Road. The brickwork is originally a red brick, this has now a cream painted finish. The ground floor is currently in use as a plumbers merchants and builders merchants with flats to the upper floors these being accessed by a separate doorway one on Great Western Street and the other on Broadfield Road. There is a zebra crossing towards the junction of the two roads, and zig zag lines to the frontage. The host property sits to the back of a large forecourt with the pavement beyond. The deliveries are currently taken into the building via double doors on Broadfield Road. The property is located within the Moss Side ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The remainder of the area is predominantly residential with properties comprising of bay fronted terraced properties with small walled gardens to the frontage and yards to the rear. There is no in curtilage parking provision with residents being reliant upon on street parking provision, some of which is in formal parking bays. To the opposite side of Great Western Street is Moss Side Community Park, a resource well used by local residents. There are some small pockets of retail units to serve the local area. The property is on a good sustainable transport network and is accessible by alternative modes of transport to the car.

Description of development
The proposal is for the erection of an enclosed canopy to run the full length of both the Great Western Street elevation and the Broadfield Road elevation. The canopy would comprise of

brick pillars with roller shutters running between the brickwork at a height to the eaves of 2.16mwhich would provide for additional storage / retail area. There would be 7 panels of shutters with 5 security shutters forming the elevation on Great Western Street elevation and 2 security shutters along the Broadfield Road elevation. The roof above would be of a tiled construction and be mono pitched. The materials proposed would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Greater Manchester Police- Secured by Design- Any shutters must be tested and certified to STS 202 or LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Any alteration to the shop front should be to the Secured By Design standards.

Issues

Policy
Local Development Framework
The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 - 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'
The following policies within the Core Strategy are considered relevant:
Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN1 (Design Principles and Strategic Character Areas) All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use

of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.
In addition, the following UDP policy is considered relevant:
Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

National Policy
National Planning Policy Framework (NPPF) - The NPPF 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.

Places for Everyone - GM Spatial Plan
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, 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.

Design and the Impact on Visual Amenity
Design plays a critical part in the acceptability of proposed development. Great emphasis is placed on development that respects local character, quality of design, the relationship with existing and neighbouring buildings and sense of place.

Following the previous refusal, the proposal has been amended resulting in the scheme that is currently under consideration. In this instance, it is believed that the design of the canopy with its reduced footprint, hipped roof and more solid construction is now sympathetic to its surroundings and whilst it projects forward of the main building line to the front it stays within the footprint of the forecourt and is now set in from the neighbouring residential property on the Great Western Street elevation and quite considerably from the neighbouring residential property on Broadfield Road.

It is therefore considered that whilst it has some visual impact when viewed within the context of the street scene, the reduced proposal would no longer read as an incongruous, temporary flimsy structure nor as out of character with the remainder of the area reading as a permanent addition to the unit. It would not have a detrimental impact upon the neighbouring properties as a result of its appearance, design and use of materials. The area is forecourt that belongs to the property and is presently used as open storage of stock and materials which are stored on palettes but currently presents as an informal ad hoc display. By the introduction of a formal enclosed unit, it presents a tidy enclosed area of the same size, which improves the trading space, but in a more sympathetic way when viewed in the context of the neighbouring properties.

A condition will be attached requiring the detail of the materials to be submitted to and approved in writing by the City Council as local planning authority. This is to ensure the assimilation of the commercial frontage with the primarily residential character of this section of Great Western Street and Broadfield Road. It is not therefore considered that the revised scheme would have a harmful impact on the visual amenity and the appearance of the property within the street-scene.

A condition would be attached to any consent granted requiring the roller shutters to be in the open position during the hours that the business is operational. This will ensure that property does not result in a dead frontage and remains active during the daytime.
The design of the proposed extension is now considered acceptable, the materials will be sympathetic to the existing and surrounding properties.

Residential Amenity
There is a strong established building line along the frontage of both Great Western Street and Broadfield Road. The properties immediately adjacent to the host property have small gardens to the front of the property, and strong features of bay windows to the ground and first floors. The proposed extended area to the front of the commercial unit will occupy a similar projected footprint, extending over what is currently open forecourt. Having now set the ends of the canopied area in from both of the residential properties on Great Western Street and Broadfield Road it now presents a separation from the residential accommodation. There are no windows proposed in the end elevations of the canopied unit and as such there is no issue relating to overlooking or loss of privacy for the residential properties. The comings and goings associated with a commercial business have now been set away with the entrance to the commercial unit being enclosed.

Impact upon the highway- The extension will purely sit within the applicants ownership by incorporating what is currently their external forecourt area. This will have no impact upon the pavement area or vehicular highway. There is a layby for vehicles to the front this will not be impacted.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to any consent granted. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:
P.C.100.01 -Location Plan
P.C.100.20 REV B Ground Floor Plan & Elevations (Closed position).
P.C.100.22 REV B Ground Floor Plan and Elevations (open position).
P.C.100.24 Section through Roller Shutters.

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) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development hereby approved have been submitted to and approved in writing by the City Council as local planning authority.

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.

4) The roller shutters hereby approved shall be open between the hours of:
Monday - Thursday 09.00 - 18.30
Friday - 09.00 - 12.45
Saturday - 09.00 - 18.00
Sunday and Bank Holidays 11.00 - 16.00

Reason - To improve the appearance of the shop front pursuant to policies SP1 and DM1 of the Core Strategy.

5) The details of the visually permeable shutters to be used shall be submitted to and approved in writing by the City Council as local planning authority prior to installation. The approved details shall be implemented as part of the development and retained thereafter.

Reason - To improve the appearance of the shop front and maintain an active frontage pursuant to policies SP1 and DM1 of the Core Strategy.

Reason - To improve the appearance of the shop front and maintain an active frontage pursuant to policies SP1 and DM1 of the Core Strategy.

6) The area created by the extension hereby approved shall only be operational for servicing and display / sales during the following hours.

Monday - Thursday 09.00 - 18.30
Friday - 09.00 - 12.45
Saturday - 09.00 - 18.00
Sunday and Bank Holidays 11.00 - 16.00

Reason - To safeguard the residential amenity of neighbouring residential accommodation pursuant to policies SP1 and DM1 of the Core Strategy.

Informative

1) Shutters to be installed must be tested and certified to STS 202 or LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Once installed the roller shutters must be maintained and in use so long as the extension hereby approved is in use. Any alteration to the shop front should be to the Secured By Design standards.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

176A Great Western Street, Manchester, M14 4SN
4 Broadfield Road, Manchester, M14 4WF
Flat Above, 174 Great Western Street, Manchester, M14 4SN
Middle Flat, 49 Broadfield Road, Manchester, M14 4WB
53 Broadfield Road, Manchester, M14 4WE
170 Great Western Street, Manchester, M14 4SN
172 Great Western Street, Manchester, M14 4SN
178 Great Western Street, Manchester, M14 4LH
Bottom Flat, 49 Broadfield Road, Manchester, M14 4WB
Top Flat, 49 Broadfield Road, Manchester, M14 4WB
176 Great Western Street, Manchester, M14 4SN
168 Great Western Street, Manchester, M14 4SN
12 Broadfield Road, Manchester, M14 4WF
180 Great Western Street, Manchester, M14 4LH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA