



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH TWO STOREY BUILDING TO FORM 1) SHOP (USE CLASS A1) AT GROUND FLOOR LEVEL WITH STORAGE AT BASEMENT LEVEL 2) OFFICE (USE CLASS B1) AND 1 NO. ONE BEDROOM SELF-CONTAINED FLAT AT FIRST FLOOR LEVEL

105 – 107 WILMSLOW ROAD, MANCHESTER, M14 5SU

PLANNING, DESIGN & ACCESS
STATEMENT

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On Behalf Of

Choice Jewellers

CT1011

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1.0 The Site

1.1 The application site is currently occupied by a part two single, part two storey building; one half of which is occupied at the ground floor by a jewellers shop with office and storage space above and the other half by a hot food take-away with a self-contained two bedroomed flat above.

1.2 The site sits at the junction of Wilmslow Road and Walmer Street East and forms part of the busy linear Rusholme District Shopping Centre. The building is adjoined to the north by a two storey double fronted retail unit and to the opposite side of Walmer Street East is a two storey restaurant. The junction of Wilmslow Road with Walmer Street sits to the west to either side of which are commercial properties. A two storey restaurant sits immediately behind the site to the east, separate from the application side by a narrow alleyway.

2.0 The Proposal

2.1 The application seeks planning permission for the demolition of the existing building and its subsequent replacement with a two storey building to accommodate a retail unit with ancillary office accommodation and store rooms at ground floor and a basement storage area.

2.2 The first floor will be separated into two with one half providing further storage space, kitchen and W.C. facilities and office accommodation for the ground floor retail unit and the other half will comprise a one bedroom self-contained flat with access from Walmer Street East.

2.3 An enclosed refuse storage area will also be provided at the ground floor which will be accessed from Walmer Street East, adjacent to the entrance to the flat.

2.4 The front elevation will contain four large aluminium display windows and a central uPVC entrance door. The brickwork will be rendered with elements of grey cladding to either side of the display windows which will also wrap around to the side elevation.

2.5 The Walmer Street East side elevation will be part render and part cedar cladding and contain two large aluminium windows. The remaining first floor windows and entrance door serving the flat will be uPVC.

2.6 The rear elevation will be brick and will contain uPVC doors and windows.

2.7 The roof will be slate roof tiles.

2.8 Fascia signage will be installed to the front and part of the side elevation to advertise the retail business.

2.9 The front and rear elevations will both sit flush with those of the adjoining property and be full two storey in height.

2.10 The proposed hours of operation of the retail unit are 09:00 – 21:00 daily.

3.0 Background

3.1 Planning permission for a full two storey replacement building on the site was granted by the Council in August 2005 (Ref. 073595/FO/2004/N2) but was not implemented.

3.2 An application for a similar proposal to that currently proposed was considered by the Council (Ref. 125632/FO/2019) and was approved in March 2020. However, following discussions with the planning officer, the original submitted proposal for a full two storey building was amended during the application process to incorporate a single storey element to the rear elevation which resulted in a reduction in the size of the living accommodation, which had a significant impact on the scheme.

3.3 Subsequently, a further planning permission for a two storey replacement building was submitted to the Council and was approved in July 2020 (126902/FO/2020). Development did not commence within the three year period and as such the permission has now lapsed.

3.4 This application is for the same proposal included within (126902/FO/2020) and in effect seeks to ‘renew’ the permission.

3.5 There have been no material changes on site since the granting of planning permission in 2020.

4.0 Planning Policy Context

4.1 The site falls within Central Manchester in Rusholme District Shopping Centre on the Core Strategy Proposals Map.

4.2 The following Core Strategy policies are relevant:-

- | | | |
|--------------|---|--|
| • Policy SP1 | - | Spatial Principles |
| • Policy C5 | - | Central Manchester District Centres |
| • Policy EC8 | - | Central Manchester (Employment) |
| • Policy H5 | - | Central Manchester (Housing) |
| • Policy DM1 | - | Development Management |
| • Policy T2 | - | Accessible Areas of Opportunity and Need |

4.3 In addition, extant Unitary Development Plan (UDP) policy DC5 'Flat Conversions' is also relevant, along with advice contained within the National Planning Policy Framework (NPPF).

4.4 The principle and detail of the proposed development have been found acceptable in the granting of the 2020 application. For the sake of completeness, the relevant local and national planning policies and guidance is set out below.

Core Strategy Policy SP1

4.5 Policy SP1 promotes the creation of neighbourhoods of choice where high quality and diverse housing is provided around district centres to meet local needs. There is an emphasis on accessibility, in particular walking, cycling and public transport and improving sustainable access to jobs, services and education.

4.6 The site is located within a vibrant District Centre where there is an established mix of commercial activity operating successfully alongside residential accommodation. The site is well connected to public transport and walking and cycling are also feasible modes of transport. The larger ground floor unit will add to the range of retail units within the District Centre and the first floor flat will provide accommodation for a single person or couple within a thriving location close to local shops, services, places of employment and public transport. Due the abundance of hot food take-aways and eating establishments within the vicinity, the loss of the A5 use will not have an adverse impact on the viability and vitality of the area.

Core Strategy Policy C5

4.7 This policy states that additional retail development will be supported in the Rusholme area provided that it is complementary to the area's distinct commercial character. The policy also seeks improvement to the quality of the environment in Rusholme, and the other District Centres that it covers, in order to help retain and attract shoppers and visitors.

4.8 The proposal seeks to increase the existing retail floor space on the site to create a more spacious shopping area for customers and additional display areas. As stated above, the development will enhance the range of commercial businesses within the District Centre and improve the visual quality of the street scene as a result of the new-build.

4.9 The character and appearance of the majority of the proposed development has not altered since the previous approval, with the exception of the additional accommodation proposed to the rear at first floor level and as such is considered compliant with the provisions of this policy.

Core Strategy Policy EC8

4.10 Rusholme District Centre has been highlighted within this policy as being suitable for mixed use development that provides local employment. The new retail unit will provide

employment opportunities and fit in well with the established character of this part of Rusholme.

Core Strategy Policies H5, T2 & DM1

4.11 The proposed development will improve the existing residential unit on site by providing new-build self-contained accommodation with a separate access from Walmer Street West. Whilst the flat has less floor space than the existing, the high quality one bedroomed accommodation is considered a more appropriate and efficient use of floor space. The internal floor area of approximately 68 m² exceeds the minimum set out within the Technical Housing Standards – Nationally Described Space Standard document and will provide spacious accommodation for a single person or two person household.

4.12 The site is in a highly sustainable location with excellent access to local shops and services, places of employment and public transport.

4.13 In terms of design, the proposed building is very similar to the existing building on site. However, the exterior of the existing building has been altered over the years with part of it having been painted in bright colours and the new building will have a more positive impact on the street scene in this prominent location. The larger display windows are similar to those within other properties nearby and will provide a vibrant shop frontage, particularly at ground floor level. The proposed signage is of design and scale appropriate to the building, use and similar to other examples on Wilmslow Road.

4.14 Where the current proposal differs from that approved under application 125632/FO/2019 is to the rear elevation. During consideration of that application it was requested that the rear elevation include a set back at first floor level. This amendment was carried out and the application subsequently approved. However, the amendment, whilst it could be perceived to be relatively small, resulted in the loss of valuable internal floor space for the first floor office accommodation and flat.

4.15 The remainder of the rear elevations of the commercial row extend to two storeys up to the boundary with the rear passageway. Whilst this leads to a narrow gap between the rear elevations of the properties on Wilmslow Road and the side elevation of the property on Walmer Street East, this is the existing situation and allowing the application proposal to do the same is not considered to be harmful either visually or environmentally.

4.16 The 'extension' will not add significantly to the overall scale and massing of the proposed building and will in fact create a tidier appearance with a solid finish to the building line when viewed from Walmer Street East.

4.17 It is noted that there is a window within the side elevation of No. 1 Walmer Street East at first floor level which overlooks the rear of the application site. The window serves an upper floor seating area of the restaurant. However, this window was installed at a later date to the

very large main window to the front elevation. The four-panel window spans almost the full width of the front elevation of the restaurant at first floor level. The reason for the window to the side elevation is unclear as it does not appear to serve much purpose however, it is very much a secondary window and not vital to providing natural light. The outlook from the window is already uninspiring due to its view of the rear elevation of the application site. This will not change as a result of the proposal. The amenity of the future occupants of the flat will not be adversely impacted by the presence of the window as no windows are proposed to the rear elevation of the flat; the main outlook being from the side and front elevations. The two small windows proposed to the first floor of the rear elevation will serve the WC and staff kitchen area for the office use and will not directly overlook No. 1 Walmer Street East.

4.18 It is maintained therefore that there will little or no harm caused to the amenity of the users of the adjacent property as a result of the extended rear elevation at the application site and that the benefits that the additional floor space will bring to the occupants of the new building will far outweigh any concerns regarding impact on the neighbouring property.

Saved UDP Policy DC5

4.19 In line with this policy, as stated above, the proposed accommodation is spacious and will provide a high quality living environment for future occupants. Appropriate sound proofing measures will be incorporated into the scheme to provide protection against potential noise from adjoining uses. A secure bin storage area has been included within the scheme, which will be shared with the retail use, which is an improvement on the existing situation.

4.20 Whilst there is no off-street parking provision proposed, this will be no different to the existing situation and, due to the location of the site, it is clear that future occupants of the flat will not need to rely upon the use of a car for travel.

4.21 Notwithstanding the historic use of the upper floor for residential purposes, the principle of the residential use has also already been found acceptable in the granting of previous planning permissions.

5.0 Design

Use/Amount/Size

5.1 The proposal involves the provision of 1 No. retail unit (planning use class A1) at ground floor level with an approximate floor area of 280m², with associated storage space at basement level, and the provision of office accommodation and 1 No. one bedroomed flat at first floor level.

Layout

5.2 The replacement building will occupy the whole of the application site, as at present.

Scale

5.3 The scale of the building is the same as the existing, with the exception of a small addition at first floor level to the rear.

Landscaping

5.4 As the proposed building covers the whole of the site, there are no landscaping proposals.

Appearance

5.5 The design and materials of the proposed building are in keeping with the character and appearance of the District Centre and will complement existing built development within the area.

6.0 Access

6.1 As was found in the granting of planning permission for previous applications, the proposed development will not have an adverse impact on the free flow of traffic along the highway or pedestrian safety. The site is well served by public transport and walking and cycling are feasible modes of transport.

6.2 The ground floor retail unit will be accessible to people with varying levels of mobility.

March 2024