

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135275/FO/2022
Date registered valid:	9 November 2022
Proposal:	Change of use from Laundrette to offices (use class E) together with installation of new shopfront; the erection of a single storey rear and installation of rear external fire escape stairs; installation of 3 no. front roof dormers; erection of rear dormer
Address:	462 & 464 Wilmslow Road, Manchester, M20 3BG
Ward(s):	Old Moat Ward
Applicant:	Sharif Asspington Ltd
Agent (if any):	Mr Chowdhury
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 November 2023



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 November 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 22 November 2022 Expired: 13 December 2022

Site notice

Posted: 24 November 2022 Expired: 15 December 2022

Press advert

Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to nos. 462 and 464 Wilmslow Road, commercial premises located within both the Withington District Centre and Withington Conservation Area.

No. 462 Wilmslow Road was previously in use as a laundrette (sui-generis use). The plot is linear and narrow, fronting Wilmslow Road and stretching to the rear towards a car park and Gledhill Street beyond. It is part single/part two storeys in height. The building is of traditional construction with brickwork elevations under a part pitched slate roof and part flat roof. To the rear is an attached single storey store/machine room externally accessed from the small, gated yard. The yard itself is also accessed off Gledhill Street.

No.464 Wilmslow Road adjoins no. 462 with shared party. The property is vacant though the last use is understood to be a property letting agents. The plot again is linear and narrow, fronting Wilmslow Road and stretching to a lesser extent than No.462 to the rear. The property is predominantly two storeys with a very small single storey lean to extension at rear. The frontage is two storey and characteristic of adjoining property No.466. It is of traditional construction with brickwork elevations under a pitched slate roof. To the rear is a gated yard accessed off Gledhill Street.

Listed building: No

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: No

Description of development

The applicant is proposing the following:

- Change of use from Laundrette to offices (use class E)
- Installation of new shopfront to both premises
- Erection of a single storey rear extension to no. 464 Wilmslow Road
- Installation of rear external fire escape stairs to no. 462 Wilmslow Road
- Installation of 3 no. front roof dormers (2 on 462 Wilmslow Road and 1 on 464 Wilmslow Road)
- Hip to gable roof extension at no. 462 Wilmslow Road
- Installation of rear dormer

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Withington Village Regeneration Partnership (WVRP) – WVRP is a collaborative organisation made up of public, private and community groups that came together in 2017 with a vision to progress the regeneration and environmental improvement of Withington Village. The WVRP have made the following comments:

- The WVRP formally objects to this application on the grounds that there is too little detail in the application for it to warrant approval. There are no details of materials for the shopfront nor materials and means of illumination for the signage.
- The very draft approach of the shopfront design looks to be a poorly conceived standard, modern intervention which bears no relationship to the historic design of shopfronts in the Withington Village conservation area.
- The design takes no reference from the design objectives clearly laid out within the Withington Village Development Framework 2021 which is a material planning consideration.

Councillor Gavin White - The application has a lack of detail about how the new shopfront and signage will comply with being in a conservation area on the front of Wilmslow Road. We would be keen to see proposals that look at timber detailing and stall risers, timber fascias, trough lighting and other design features such as those used in other heritage shopfronts in the village such as Barbour Grooming and Mockingbirds Clothes Shop opposite this shop on Wilmslow Road.

There are other ideas and heritage design suggestions/templates in the MCC Withington Village Framework Plan, agreed in 2021, that is a material consideration for planning applications in Withington Village

Withington Civic Society – The Civic Society have made the following comments:

- The society welcomes investment in Withington Village, especially in properties like this which are currently vacant and in a state of disrepair. It also welcomes the renovation and use of space above street-level businesses. The proposal is an upgrading of these properties which is certainly needed, and may encourage others to invest in, and upgrade, other properties in the Village.
- The application contains little data on the proposed frontages, and the planning officer will wish to ensure that the proposed development retains the overall appearance of the frontage, and that historical aspects, including decorative brickwork are retained. This is particularly relevant in view of the proposed loss of the front door to No. 464.

- The same point applies to the signage the applicant intends to use. It is essential that this conforms to the requirements set out in the Withington Village Framework of 2021.
- The proposed dormer on the roof of 464 appears to us incongruous and the planning officer might consider with the applicant whether another solution might be found to enable the upper storey to be usable without affecting the roof line.
- Finally, whilst we have no significant objection in this instance to the change of use to offices, we consider that the planning officer will need to consider the impact of such change on the adequate provision of services and sustainability of the shopping area.

Environmental Health – Suggests a number of conditions designed to protect residential amenity and public health.

Highway Services – Have made the following comments:

- There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. Considering the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.
- In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate a minimum of 2 cycles.
- A refuse storage area is noted within the rear of the site. It is requested that the applicant provide further details on where the bin collection point is located and ensure that it meets MCC GD04 standards.

Policies

The National Planning Policy Framework (September 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local

planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 197 in Section 16 states that in determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Core Strategy Development Plan Document – 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 been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies – Policy DC18 is considered of relevance in this instance:

Policy DC18, *Conservation Areas* – Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

- a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. the relationship of new structures to neighbouring buildings and spaces;
 - ii. the effect of major changes to the appearance of existing buildings;
 - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
 - iv. street trees);
 - v. the effect of signs and advertisements;
 - vi. any further guidance on specific areas which has been approved by the Council.
- b) The Council will not normally grant outline planning permission for development within Conservation Areas.

- c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Places for Everyone Plan – The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

Issues

Principle of the Proposal – The inward investment associated with the proposal and modernisation of the property, to ensure its long term usage, is welcomed. Notwithstanding this, the impact of the proposal upon residential and visual amenity, as well as upon the character of the Withington Conservation Area, must be assessed.

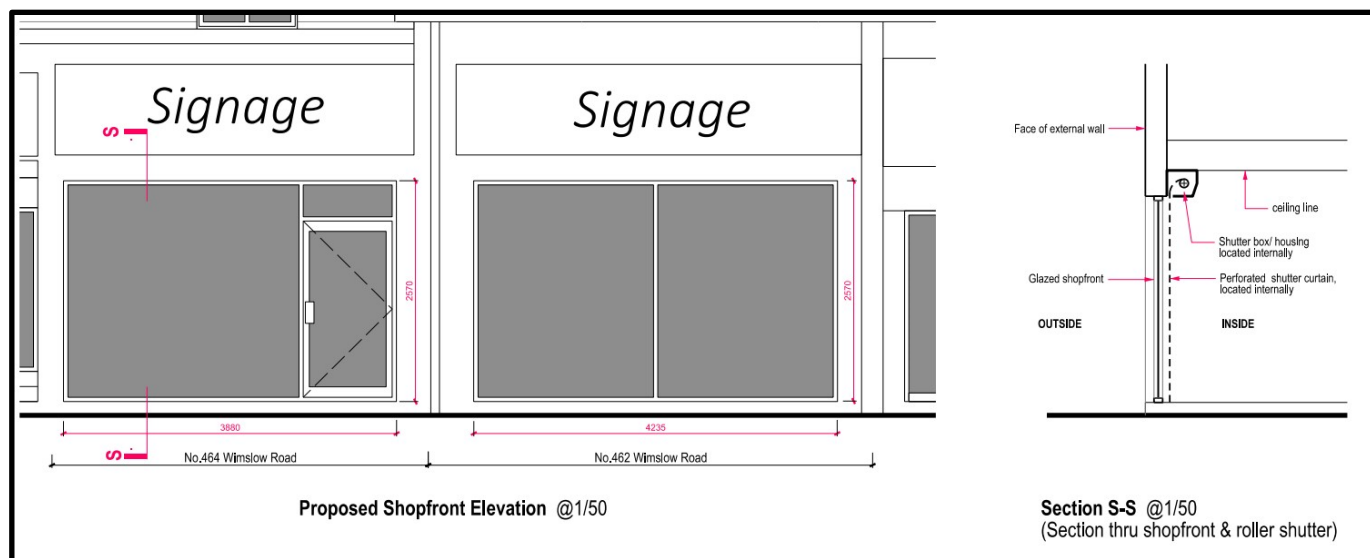
Design – The different aspects of the proposal are assessed as follows:

Shop front – The shopfront will have expansive glazing and will comprise of a slimline extruded aluminium profiled framed Unit - the profile section size is circa .H45mm x W100mm The frame is to be powder coated to reflect the company (health care provider) corporate colour (RAL4006). The proposed roller shutter box would be located behind the signage fascia and the perforated shutter curtain would be located internally.



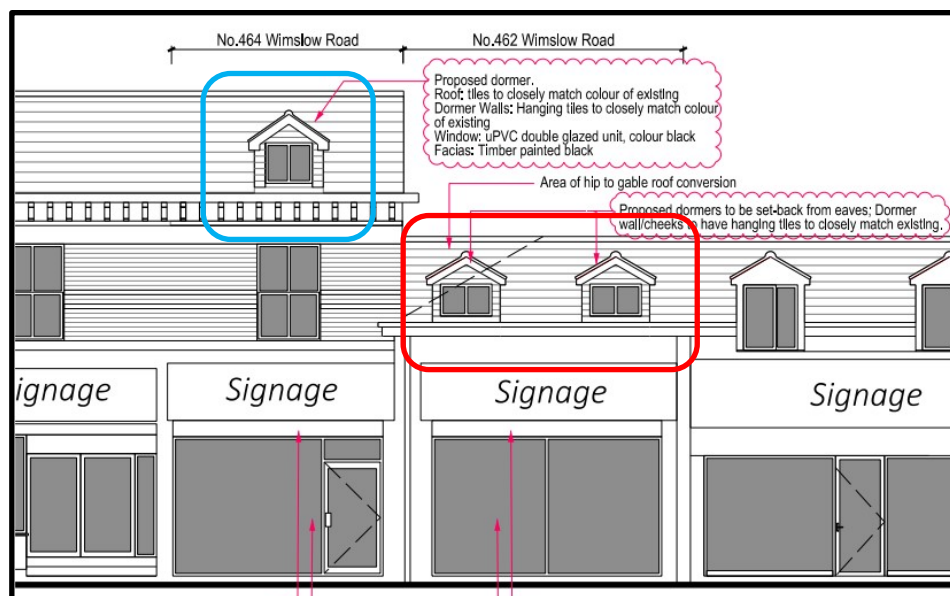
Concerns have been raised that the proposal lacks a stall riser, a feature seen elsewhere along Wilmslow Road. While the incorporation of a stall riser would give the appearance of a more traditional shop front, it is acknowledged that the existing shop front, as seen here, did not incorporate one and it is the case that the majority of commercial premises along with section of Wilmslow Road do not have one.

Overall, the design of the shop front, which is shown below, is considered acceptable.



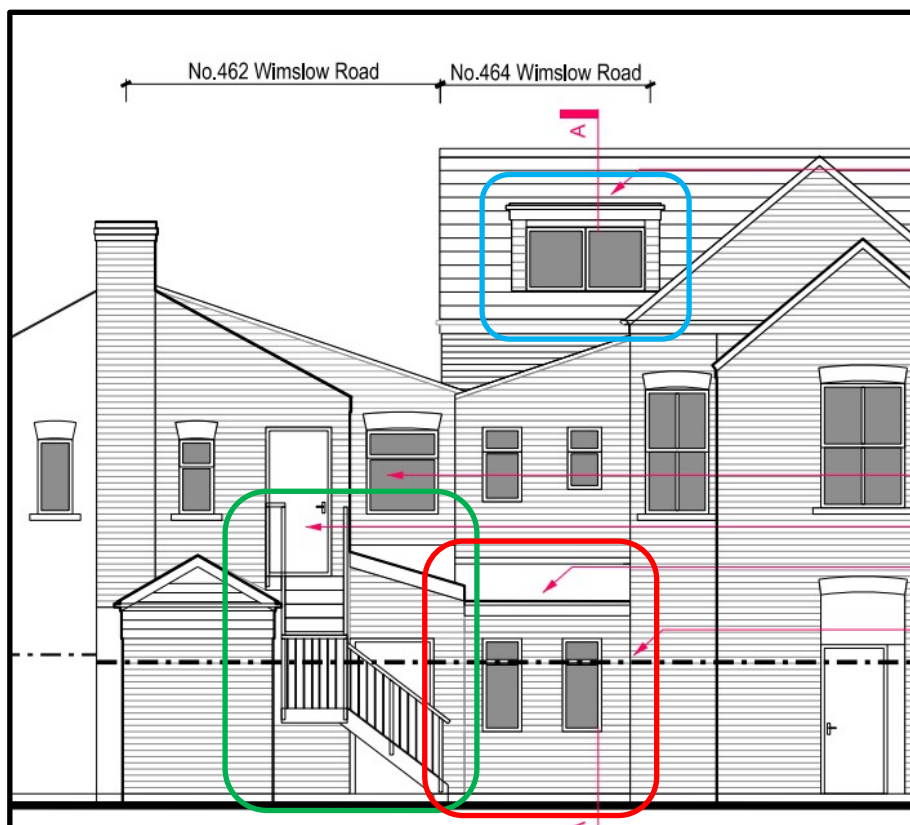
Dormers to 462 Wilmslow Road and hip to gable roof extension – Originally the applicant proposed to match the design of the unauthorised dormers at no. 460 Wilmslow Road. However, given concerns about their size and the fact they cut through the eaves, the applicant reduced them in size to those shown below and circled in red. It is considered that, reducing them in size and using hanging tiles instead of uPVC, the design of these dormers is considered acceptable.

The hip to gable roof extension is considered acceptable and in keeping with the overall appearance of this commercial parade.



Dormer to 464 Wilmslow Road – This dormer (circled blue above) has also been reduced in size and mirrors the design of other dormers seen at the northern end of the district centre. The design of this dormer is considered acceptable.

Works to the rear – These works comprise of a rear dormer (circled blue), external staircase (green) to the first floor office accommodation and a modest infill extension (red)



As can be seen below, the rear of the property is in a somewhat dilapidated condition and has lacked investment. It is considered that the proposed works to the rear would help improve its appearance and go some way to tidy up this part of the property. Overall, the design of the rear works is considered acceptable.



Change of Use – The applicant is proposing to use nos. 462/464 Wimslow Road as an office associated with an expanding domiciliary home care service. The use is compatible with the

Withington District Centre and additional footfall of the office staff will bring with it further investment in the centre.

Signage – A number of concerns have been raised about the lack of detail for the signage. It should be noted that the applicant is not applying for signage at this moment and any signage shown on the drawing is for illustrative purposes only. Any proposed signage would be the subject of a separate Advertisement Consent application.

Residential Amenity – The development would not have a detrimental impact upon the existing levels of residential amenity enjoyed within the vicinity of the site. Notwithstanding this, on the recommendation of Environmental Health, it is felt prudent to attach an acoustic insulation condition to any approval granted in order to prevent any impact from external plant.

Visual Amenity – It is not considered that the physical alterations to the premises would have a detrimental impact upon the existing levels of visual amenity enjoyed within the Withington District Centre.

Impact upon the Withington Conservation Area – Given the design of the proposed shopfront, extensions and dormers, it is not considered that the proposal would have a detrimental impact upon the overall character of the Withington Conservation Area.

Pedestrian and Highway Safety – It is not considered that the physical alterations to the property, or its use as an office, would have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed either along this section of Wilmslow Road or the car parking area at the rear.

Cycle Storage – It is considered that there is sufficient storage space within the rear yard.

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:

- a. 2212_PL14A - FLOOR PLANS, received on 25 September 2023
- b. 2212_PL15B - ROOF PLAN, received on 25 September 2023
- c. 2212_PL16A - ELEVATIONS AND SECTIONS, received on 25 September 2023
- d. 2212_PL18A - SIDE ELEVATIONS, received on 25 September 2023
- e. 2212_PL19A - SHOPFRONT AND ROLLER SHUTTER DETAILS, received on 9 November 2023
- f. Design and Access Statement, received on 16 November 2023

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) Prior to the commencement of above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and be approved by the City Council as local planning authority. Thereafter the development shall be implemented and maintained using only the approved materials.

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 Manchester Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report

shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site., pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

5) a) Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be 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 Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Withington Civic Society
Environmental Health

463 Wilmslow Road, Manchester, M20 4AN
468A Wilmslow Road, Manchester, M20 3BG
Ground Floor, 465 Wilmslow Road, Manchester, M20 4AN
Flat 1, 465 Wilmslow Road, Manchester, M20 4AN
Top Flat, 470 Wilmslow Road, Manchester, M20 3BG
Flat 2, 458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 1, 458 - 460 Wilmslow Road, Manchester, M20 3BG
Flat 6, 465 Wilmslow Road, Manchester, M20 4AN
Flat 5, 465 Wilmslow Road, Manchester, M20 4AN
Flat 4, 465 Wilmslow Road, Manchester, M20 4AN
Flat 3, 465 Wilmslow Road, Manchester, M20 4AN
Flat 2, 465 Wilmslow Road, Manchester, M20 4AN
472 Wilmslow Road, Manchester, M20 3BG
PFI Management Ltd, 468 Wilmslow Road, Manchester, M20 3BG
464 Wilmslow Road, Manchester, M20 3BG
456 Wilmslow Road, Manchester, M20 3BG
Basement, 455 - 459 Wilmslow Road, Manchester, M20 9AN
455 - 459 Wilmslow Road, Manchester, M20 9AN
458 - 460 Wilmslow Road, Manchester, M20 3BG
466 Wilmslow Road, Manchester, M20 3BG
Ground Floor And First Floor, 470 Wilmslow Road, Manchester, M20 3BG
ONE STOP STORES LIMITED, Ground Floor, 455 - 459 Wilmslow Road, Manchester, M20 4AN
459A Wilmslow Road, Manchester, M20 4AN
461 Wilmslow Road, Manchester, M20 4AN
472A Wilmslow Road, Manchester, M20 3BG

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

Conservation Area - Withington Conservation Area 1983
Area Team Boundary - Name: SOUTH AREA