

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136351/FO/2023
Date registered valid: 13 March 2023
Proposal: Installation of new emergency exit door to front elevation and associated roller shutters
Address: 500-504 Rochdale Road, Manchester, M9 5AR
Ward(s): Harpurhey Ward

Applicant: Mr Darren Pomfret, DP Pension Holdings Co Ltd
Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 09.05.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 March 2023

Standard consultations:

Printed: 23 March 2023 Expired: 13 April 2023

Neighbour notifications

Printed: 23 March 2023 Expired: 13 April 2023

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application relates to 500-504 Rochdale Road a two storey detached brick built with a depilated white render finish to the elevations, commercial property (Class E) along ground floor with residential apartments along the first floor. The property is located along the eastern side of the busy Rochdale Road. It should be noted this building is a non-listed building. The property benefits from two non-illuminated advertisement fascia and fenestration elements along the principal elevation and is situated directly opposite Manchester General Cemetery.

This area of Rochdale Road is categorised by mixed use development with residential properties situated to the south along the eastern side of Rochdale Road and Queens Park located to the western side. Other commercial properties can be found to the north and east of the application site.



Description of development

The application seeks planning permission for the installation of a new emergency door to the front elevation and associated roller shutters.

Consultations & Notification Responses

Local residents were notified and 4 objection letters were received. The comments are summarised below:

- *The building is listed grade one and there should not be a fire exit from the front of the shop as it will spoil the look of the building as it will have too many doors.*
- *Noise pollution from the shop with the front of the shop. The shop is too big for fire exits in one place and should be on other side somewhere where the shutters and doors will disturb nearby residents.*
- *Property already has doors and shutters and proposal would lead to increase amount of loading going into the property which would increase the noise output.*
- *It will be hard for disabled people to access the front of the shop if they are at the back of the shop as it will take some time for disabled person to go to the front of the ship in time of the fire. They need another fire exit some where else that is near the other end of the shop. The shop is very large for disabled people to access in a hurry.*

Highways Comments:

- *The new emergency exit door will be located to the front elevation of the existing grocers shop fronting onto the Rochdale Road footway.*
- *The proposed door will be recessed and will be protected by a security shutter when the store is not trading.*
- *Highways has no concerns on the proposals given that the door would not open out on to the adjacent footway and would not conflict with passing pedestrian movements.*

Greater Manchester Police Comments:

- *Recommend that the proposed door and shutter are certified burglary resistant standard (i.e. BS PAS 24 or LPS 1175 SR 2).*

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- DM1, SP1 of the Manchester Core Strategy

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. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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.

Issues

Visual Amenity

The works are considered to be acceptable as it is felt that the installation of a new fire door along the principal elevation would not adversely affect the appearance of the building or visual amenity of the area. The appearance of the proposed door would match the existing shop door along the frontage finished in a powder blue colour. Further, the associated roller shutters would similarly match the existing and be finished in graphite grey. This is deemed acceptable and would not become an incongruous feature within the streetscene. The installation of the fire door along the frontage is considered to be acceptable in terms impact on visual amenity within the area. It is considered that the works would not adversely affect the setting or appearance of the Cemetery and Park opposite.

For the above reasons, the proposal is considered to be acceptable and consistent with policy DM1 and SP1 of the Core Strategy.

Residential Amenity

The works are considered to be acceptable as it is deemed that the installation of a new fire door along the principal elevation would not adversely affect the residential amenity of the surrounding area. Concerns were raised regarding excessive noise and comings and goings via the fire door however given the small scale nature of the proposal and the limited implications of installing such a fenestration element to the principal elevation it is not considered to bring undue harmful impacts to local residents, pursuant with policy SP1 and DM1 of the Core Policy.

Design and Appearance

As outlined above the proposed fire door would match the existing fenestration door situated along the principal elevation in terms of appearance and roller shutter specification a condition has been attached to any approval of this nature. Further, revised drawings were received on 05 May ref. '*Floor Plans and Elevations*' that addresses City Council's concerns with the protruding box with the revised scheme now including the door to be flush with principal elevation and not protruding out into the highway and therefore reducing the visual amenity impacts of the proposal to the surrounding landscape.

The proposed fire door would be set-back from the principal elevation by 1 metre to allow full access to the pathway directly outside the property and would not hinder accessibility for this busy public highway. Moreover, the submitted Planning Statement dated 27 February states that the roller shutters will be implemented after trading hours in line with the commercial property along the ground floor with CCTV and lighting implemented to prevent anti-social behaviour within the recessed area. On this basis, proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

Objection Comments

The objection letters centred around certain issues which shall be assessed in this section. Firstly, 500-504 Rochdale Road is not a listed building and therefore does not benefit from legislation outlined in DC19 of the Saved Unitary Development Plan. Secondly, it is considered that the proposed fire door would not lead to significant noise implications to neighbouring properties and would not affect the residential amenity of local neighbouring occupiers. The third issue raised was to do with the accessibility of the fire door within the shop unit however

this is not a planning consideration and would become under assessment through Building Control Regulations Application.

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 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 the approval.

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:

Drawing- Floor Plans and Elevations ref. 02C

Stamped as received by the City Council as Local Planning Authority on 05 May 2023

Document- Application Form

Document- Planning Statement

All stamped as received by the City Council as Local Planning Authority on 27 February 2023

Drawing- Location Plan

Stamped as received by the City Council as Local Planning Authority on 13 March 2023

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) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Informatives

The following security measures are recommended:

Doors:

-All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

502A Rochdale Road, Manchester, M9 5AR
Flat C, 500 Rochdale Road, Manchester, M9 5AR
Flat B, 500 Rochdale Road, Manchester, M9 5AR
Flat A, 500 Rochdale Road, Manchester, M9 5AR
4 Barcombe Walk, Manchester, M9 5UG
498 Rochdale Road, Manchester, M9 5AR
6 Barcombe Walk, Manchester, M9 5UG
73 Kesteven Road, Manchester, M9 5SS
61 Kesteven Road, Manchester, M9 5SS
59 Kesteven Road, Manchester, M9 5SS
49 Kesteven Road, Manchester, M9 5SS

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA