

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134714/FO/2022

Date registered valid: 16 August 2022

Proposal: Elevation alterations including the infilling of ATM apertures

Address: 587 Wilbraham Road, Manchester, M21 9AL

Ward(s): Chorlton Park Ward

Applicant: Barclays Bank plc, Churchill Place, Canary Wharf, London, E14 5HP

Agent (if any): Mr Patrick Chiu, ISG Ltd, 7th Floor, Aldgate House, 33 Aldgate High Street, London, EC3N 1AG

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 05.10.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 September 2022

Standard consultations:

Printed: 24 August 2022 Expired: 14 September 2022

Neighbour notifications

Printed: 24 August 2022 Expired: 14 September 2022

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 site relates to the ground floor commercial unit currently a Barclays Bank within a large 3 storey detached building situated in the busy commercial and residential Chorlton district centre. The area is predominately commercial/retail with residential within close proximity.

Description of development

The application seeks planning permission for elevational alterations including the infilling of ATM apertures.

Consultations & Notification Responses

Local residents were notified however none responded.

Chorlton Voice Civic Society were notified and no responses were received.

Cadent Gas had no objections to the proposal.

Policy

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

Saved Policy DC14- Shopfronts and related signs

The Manchester Core Strategy Development Plan Document 2012-2027

The Core Strategy was adopted by the City Council on 11th July 2021:

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy C2- District Centres

The National Planning Policy Framework (NPPF 2021)

Chapter 12- Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle

The proposal seeks to make elevational alterations to the ground floor bank unit, by infilling the two ATM aperture and removal of the existing external signage. The proposal is considered acceptable in principle and is not thought to impact residential amenity due to the location and nature of the works, however, consideration must be given as to whether the elevation alterations are acceptable in terms of design and visual amenity.

Design and Visual Amenity

The ATMS currently sit on either side of the entrance with both machines and their surrounds are to be removed and in their place brickwork to match existing is to be installed, an area of approx. 0.736metres in width and 0.98metres in height. In addition to this, the current fascia sign would be removed and replaced with brickwork. The brickwork would match existing and the proposed changes are not expected to harm the visual amenity or the unit or the wider district centre, due to the minor nature of the changes. The frontage would arguably be improved in appearance as it would appear less cluttered than as existing returning to the original brickwork. Hence, the appearance is considered acceptable.

Conclusion

The proposal includes materials which would match the existing shopfront and is deemed acceptable in terms of design and the works to update the frontage would arguably improve the visual amenity of the building and surrounding parade, as well as improve safety due to the removal of common targets of robbery/break-ins, hence the development may commence in accordance with the following conditions.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 date of three years beginning with the date of 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:

Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 16 August 2022.

Drawing: Elevations ref. 231

Drawing: Location Plan

All stamped as received by City Council as Local Planning Authority on 16 August 2022

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

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.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

464A Wilbraham Road, Manchester, M21 9AS
464B Wilbraham Road, Manchester, M21 9AS
464 Wilbraham Road, Manchester, M21 9AS
466B Wilbraham Road, Manchester, M21 9AS
466A Wilbraham Road, Manchester, M21 9AS
466 Wilbraham Road, Manchester, M21 9AS
585B Wilbraham Road, Manchester, M21 9AF
585A Wilbraham Road, Manchester, M21 9AF
First Floor And Second Floor, 591 Wilbraham Road, Manchester, M21 9AF
593A Wilbraham Road, Manchester, M21 9AF
Ground Floor, 591 Wilbraham Road, Manchester, M21 9AF
Lewis Bookmakers, 581 - 585 Wilbraham Road, Manchester, M21 9AF
Flat 2, 587 Wilbraham Road, Manchester, M21 9AF

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