

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134555/FO/2022

Date registered valid: 1 August 2022

Proposal: Installation of replacement shop front to create separate access to the existing HMO on the upper floors; erection of second floor rear extension to facilitate amendments to the layout of the HMO

Address: 741 Wilmslow Road, Manchester, M20 6RN

Ward(s): Didsbury East Ward

Applicant: Mrs C Keaveney 11 Clothorn Road, Manchester, M20 6BF

Agent (if any): Stephen Lamb Steve Lamb 11 Princes Road, Stockport, SK4 3NQ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.09.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24th September 2022

Standard consultations:

Printed: 11 August 2022 Expired: 1 September 2022

Neighbour notifications

Printed: 11 August 2022 Expired: 1 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

Description of site/building

The property that is the subject of this application is a 3 storey (4th in the roof) attractive Victorian terraced property. It is of red brick construction with a slate roof. The property sits back of pavement to the front and has a yard area to the rear. It is identified as 741 Wilmslow Road and is located within the district centre in the Didsbury ward of Manchester. The ground floor is commercial, and the upper floors are in residential accommodation with a maximum of 6 bedrooms. The current access to the residential accommodation is accessed from within the rear yard with a steel staircase leading up to the first floor. The remainder of the yard area is used to accommodate the bins and as cycle storage.

The property sits close to the junction of Wilmslow Road and Elm Grove.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate area is predominantly commercial in nature being a district centre. Particularly to the ground floors with either further commercial uses or residential to the upper floors. The property is on a sustainable transport network, which is easily traversable by alternative modes of transport to the car.

Description of development

The application is for alterations to the shop front, which incorporates a new front door to access the residential accommodation to the upper floors. There is currently only residential access from the rear of the property, this will enable a safer more secure access. There is an existing flue which is to be removed, and a second- floor extension to the rear to enable reconfiguration of the residential accommodation to provide for an additional bathroom and

increased size of lounge. The number of bedrooms is not being increased. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Highways- It is noted that the HMO will remain as a 6 bed.

The associated external alterations will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.

There is no parking associated with this development. Pedestrian access to the front of the building will be altered to include two access points, one for the commercial unit and an additional access for the HMO. This is acceptable to Highways.

Environmental Health-No comments on the proposal.

Didsbury Civic Society- no comments received.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and communities' health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There should be a presumption in favour of sustainable development and planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Section 12 'Achieving Well Designed Places' states that '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. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 124).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished

- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy EN19 requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- Both construction and demolition waste will be minimised and recycled on site wherever possible;
- The sustainable waste management needs of the end user will be met.

Policy DM 1 states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Principle - The extension of the property, to form additional accommodation in the form of a further bathroom and reconfiguration for the existing residential accommodation to the upper floors and the creation of an additional door in the front elevation to provide improved access to the residential accommodation, is considered to be acceptable in principle, subject to assessment of the impact of the proposed works.

Residential Amenity - The rear extension is only to the second floor, sitting above the outrigger to the rear. It is flanked either side of the terrace, by properties that have had the benefit of much larger extensions. The residential accommodation is not being intensified it is being re-configured to give a better quality layout with an additional bathroom. The extension remains subservient when viewed within the context of the property itself, and those within the adjoining terraced properties. There would be 2 windows one on the return elevation, and the other in the rear elevation overlooking the applicants own yard area. The one on the return elevation would serve the proposed ensuite to the existing bedroom 5 and as such would be obscurely glazed. As such and given the modest projection of the proposed first floor extension, it is not considered that the proposal would have a detrimental impact upon the levels of amenity currently enjoyed by the neighbouring properties. The amenity space to the ground floor within the yard area remains the same.

The introduction of the residential door within the proposed shop front would provide a safer improved access point for the occupants of the residential accommodation and is therefore an improvement in the residential amenity of the existing and any future occupants.

Visual Amenity- The proposed extension being to the rear of the property and behind an alleyway would not be highly visible from within the street scene. It is also masked by the property on the junction of Wilmslow Road and Elm Road, which is currently in use as an estate- agents and has been extended to a greater extent than the proposed works for 741 with a grey clad and glazed three storey extension that sits to the back of pavement on the Elm Road elevation. The materials proposed for the second- floor extension would be a slate roof to match in with the existing roof, and a hung slate on the elevation giving a matching yet more contemporary feel to the extension as has been produced on the rear and side elevation of number 739 Wilmslow Road.

The shop front would not be drastically different with the current elevation being a grey aluminium frame with a framed glazing system. This would be replicated, however one of the glazed panels would be replaced with a glazed door that would lead up to the residential accommodation. The same at the other end of the shop front where the new entrance to the office would be relocated from the central position it currently occupies within the framed folding door set.

It is not considered that the proposed development would have a detrimental impact upon the visual amenity of either the property itself, or the area within which it is located.

Impact of works (intensification of use) - The works proposed are to enable a reconfiguration of the property to enable a better use of the ground floor commercial premises which have been difficult to let in their current layout. The reduction in the size of the commercial footprint by some of the ground floor now being given over to the residential front access results in a more manageable and marketable layout for an office use which is the proposed use. There are currently 6 bedrooms that are let, and the first- floor extension to the rear enables an en-suite bedroom to be created for bedroom number 5 on that floor. It does not intensify the existing use, and it must be emphasized that the permission does not confirm the lawfulness, or otherwise, of the use of the upper floors as an HMO. This would need to be done by the submission of an application for a Certificate of Lawful Development.

It is not considered that the proposed changes would lead to any additional comings and goings and would be unlikely to be detrimental to the amenities of any nearby residents.

Car parking - There is no dedicated parking with the property, and as such the proposal has no parking implications.

Refuse - There are no changes to the existing arrangements, with bins stored in the rear yard area. These arrangements are considered to be acceptable.

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Location Plan 1st August 2022

PL200- Ground Floor Plans and Elevations 1st August 2022

PL201- Proposed Floor Plans 1st August 2022

PL202 P1 Rev A- Proposed Side and Rear Elevations received by email from agent 27th September 2022

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 match those of the existing building in type, size, colour and texture, as stated on the completed Householder Application Form.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the windows in the southern elevation serving the en suite bathroom shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Didsbury Civic Society

HOLLAND & BARRETT, 764 Wilmslow Road, Manchester, M20 2DR
JULIAN WADDEN & CO LTD, 764A Wilmslow Road, Manchester, M20 2DR
Didsbury CE Primary School, Elm Grove, Manchester, M20 6RL
741A Wilmslow Road, Manchester, M20 6RN
First Floor, 762 - 766 Wilmslow Road, Manchester, M20 2DR
Fress Restaurant, 762 Wilmslow Road, Manchester, M20 2DR
743A Wilmslow Road, Manchester, M20 6RN
739 Wilmslow Road, Manchester, M20 6RN
743 Wilmslow Road, Manchester, M20 6RN
762 - 766 Wilmslow Road, Manchester, M20 2DR
745A Wilmslow Road, Manchester, M20 6RN
745 Wilmslow Road, Manchester, M20 6RN

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