

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133950/FO/2022

Date registered valid: 13 June 2022

Proposal: Retention of elevation alterations in connection with sub-division of premises into two units (Class E), and installation of new rollershutters

Address: 556 Hyde Road, Manchester, M18 7AA

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Qazi Mehmood 1A Forber Crescent, Manchester, M18 7PU

Agent (if any):

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 16 June 2022 Expired: 7 July 2022

Neighbour notifications

Printed: 16 June 2022 Expired: 7 July 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to a former bank, at the junction of Hyde Road, and Knutsford Road, in Gorton District Centre. The Premises therefore have a Class E use, and the premises have been sub-divided into two Class E units, which is permitted development.

In association with this subdivision of the premises, external alterations have been carried out comprising new glazing, and new doors to the two units. In addition, shutters, and shutter boxes, have been installed on the Hyde Road and Knutsford Road frontages.

This application seeks permission for the retention of these changes, and replacement of the existing roller shutters.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Makes the following comments:

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase of Class E use, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Two new entrances will be installed. These will provide inward opening doors, which is acceptable to Highways.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission relating to hours of operation, servicing/delivery hours, acoustic insulation of the building, and refuse.

Greater Manchester Police - Generally support the application, with some suggested security improvements, which have been provided to the applicant as an informative.

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 types 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving 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.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable 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 126).

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 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.

Saved policy E3.3 relates to sites along radial and orbital routes, which includes Hyde Road and Pottery Lane, and seeks to ensure that all new development, along these routes, is of the highest quality.

Use of ground floor - The subdivision of the ground floor, into 2 x Class E units, constitutes permitted development, for which planning permission is not required, and it is the external alterations, and how they facilitate an intensified use of the property, that requires planning permission.

Impact of external alterations to building - Originally the applicant proposed to convert the ground floor into 4 units and much more extensive alterations were proposed to the building. As the proposal has been reduced to 2 units, the extensions now proposed comprise 2 new doors and some new windows on the main road elevations. It is considered that these changes respect the general architectural form of the building and do not have an adverse impact upon the visual amenity of the locality.

Impact of shutters - The existing shutters installed are considered to be of a poor appearance, being solid grey, with graffiti. Also, the shutter box is positioned in front of the fascia. The applicant has, however, submitted revised details indicating that the shutters would be painted black, with perforation introduced, and the boxes repositioned behind the fascia. The submitted details are considered to represent a significant improvement, on the existing appearance of the shutters, and the applicant has indicated that these works would be carried out within one month of any planning permission being granted.

Environmental Health Comments - The new works facilitate an intensification of the use of the premises to 2 units, and whilst the sub-division is permitted, the proposed intensification has implications for matters such as servicing and waste. The conditions, proposed by Environmental Health, in relation to these matters, are therefore considered to be appropriate.

However, it is not considered that conditions relating to the hours of operation, and acoustic insulation, of the premises are relevant to the subdivision, and these conditions are not considered to be appropriate.

Waste - In relation to waste, the applicant has confirmed that one of the units would be solicitors office with a smaller amount of paper waste within the office. There is no tenant in place for shop 2 and detailed information regarding waste management for this shop isn't available. However a plan has been submitted, showing the provision of bins in the rear yard area. These details are considered to be acceptable to Environmental Health.

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. In this case, officers engaged in negotiations with the applicant in relation to the appearance of the external shutters and the waste management of the site.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing numbered 2217-01, stamped as received by the City Council, as Local Planning Authority, on 31 May 2022.

Waste Management Strategy and drawing numbered 2217-06b, stamped as received by the City Council, as Local Planning Authority, on 1 September 2022.

Email from Qazi Mehmood, dated 29 September 2022, with accompanying shutter photographs, which confirms the alterations that will be carried out, to the existing shutters, including the

introduction of perforation and a black colouration, within one month of the granting of planning permission.

Drawing numbered 2217-04d, stamped as received by the City Council, as Local Planning Authority, on 30 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 Manchester Core Strategy.

2) Deliveries, servicing and collections to all units, including waste collections, shall not take place outside the following hours:

7.30 am to 8.00 pm, Monday and Thursday

7.30 am to 9.00am and 4.45pm to 8.00pm - Tuesday, Wednesday, Friday and Saturday

There shall no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

3) The development shall be carried out in accordance with the Waste Management Strategy and drawings numbered 2217-06b, stamped as received by the City Council, as Local Planning Authority, on 5 September 2022. 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 policies DM1 and SP1 of the Manchester Core Strategy.

4) Within 1 month, of the date of this permission, alterations shall be carried out in accordance with the details indicated on drawing numbered 2217-04d, stamped as received by the City Council, as Local Planning Authority, on 30 September 2022, and the email from Qazi Mehmood, dated 29 September 2022, with accompanying shutter photographs, which confirms the alterations that will be carried out, to the existing shutters, including the introduction of perforation and a black colouration, within one month of the granting of planning permission. The revised shutters, and shutter boxes, shall thereafter retained and maintained, in accordance with these approved details, for as long as the development remains in use.

Reason- For the avoidance of doubt, and in the interests of the visual amenity of the area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Any external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Any glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

2) If the roller shutters project greater than 0.35m over the adopted highway then a Projection over License would be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

556A Hyde Road, Manchester, M18 7AA
Flat 4, 556 Hyde Road, Manchester, M18 7AA
Flat 3, 556 Hyde Road, Manchester, M18 7AA
Flat 2, 556 Hyde Road, Manchester, M18 7AA
Flat 1, 556 Hyde Road, Manchester, M18 7AA
Royal Bank Of Scotland, 554 Hyde Road, Manchester, M18 7AA
37 Williams Street, Manchester, M18 7AH
Whitegoods Ltd, Knutsford Road, Manchester, M18 7AR
Flat 3, 558B Hyde Road, Manchester, M18 7EE
Flat 2, 558B Hyde Road, Manchester, M18 7EE
Flat 1, 558B Hyde Road, Manchester, M18 7EE
KFC Ltd, Garratt Way, Manchester, M18 8HE
548A Hyde Road, Manchester, M18 7AA
558B Hyde Road, Manchester, M18 7EE
548 Hyde Road, Manchester, M18 7AA
Flat 1, 43 Williams Street, Manchester, M18 7AH
Flat 1, 41 Williams Street, Manchester, M18 7AH
35A Williams Street, Manchester, M18 7AH
Flat 2, 43 Williams Street, Manchester, M18 7AH
Flat 2, 41 Williams Street, Manchester, M18 7AH
Flat 2, 39 Williams Street, Manchester, M18 7AH
Flat 1, 39 Williams Street, Manchester, M18 7AH
558 Hyde Road, Manchester, M18 7EE
552 Hyde Road, Manchester, M18 7AA
550 Hyde Road, Manchester, M18 7AA

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH