

Planning

Growth & Development

Delegated officer report for planning application

133253/FO/2022

Application no. 133253/FO/2022

Date registered valid: 7 April 2022

Proposal: Erection of a two storey rear extension to provide additional commercial floorspace

Address: 480 Wilmslow Road, Manchester, M20 3BG

Ward(s): Old Moat Ward

Applicant: Mr Mehraan Sattar Atlas Property Group Limited 4 Park Range, Manchester, M14 5HQ

Agent (if any): Mr Nick Goodchild Goodchild Design Partnership(GDP) 132-134 Great Ancoats Street, Manchester, M4 6DE

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04.07.2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 22 April 2022

Standard consultations:

Printed: 13 April 2022 Expired: 4 May 2022

Neighbour notifications

Printed: 13 April 2022 Expired: 4 May 2022

Site notice

Posted: 22 April 2022 Expired: 13 May 2022

Press advert

Published: 19 April 2022 Expired: 10 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey end of parade property with a three storey outrigger and a single storey outbuilding. The property also has a basement level. The property is currently used as a pharmacy and the upper floors are shown on the submitted drawings as storage, staff breakout and unused rooms. There is a yard at the rear of the property that fronts Gledhill Street.





Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable

Description of area

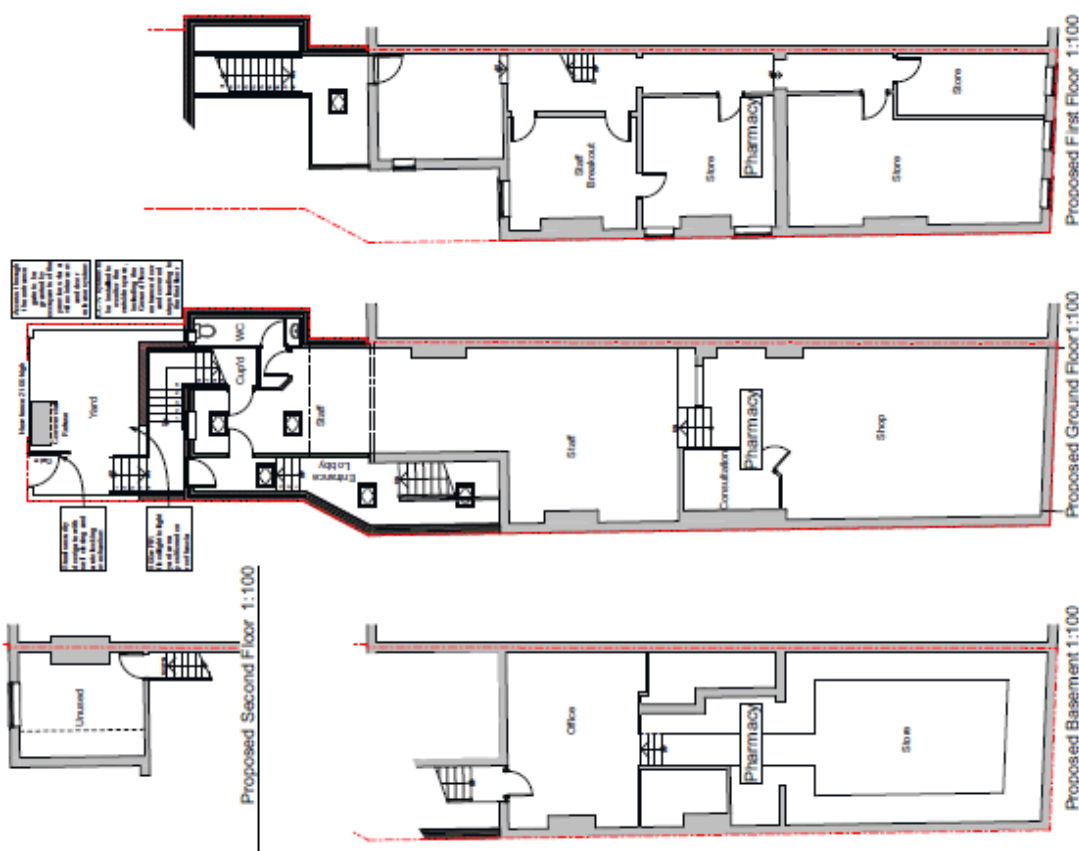
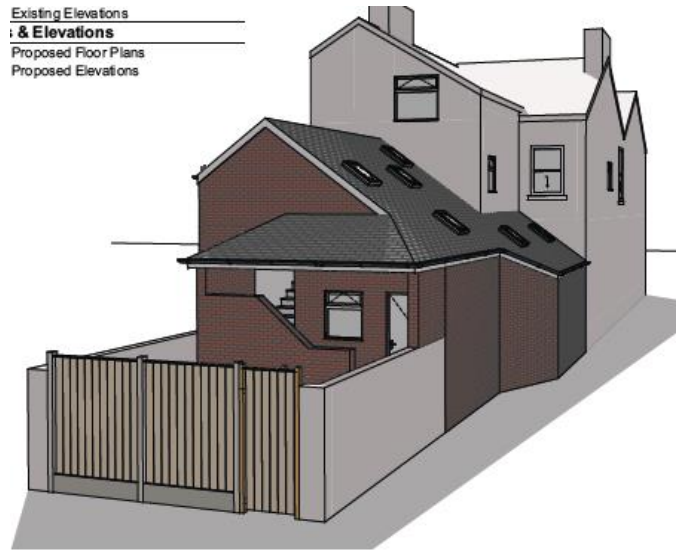
The property is located within the Withington District Centre and Conservation Area. The property is at the southern end of the parade separated from another commercial parade by a narrow passage linking Wilmslow Road to Gledhill Street. Across Gledhill street are residential properties on Strathblane Close. Facing the site across Wilmslow Road are more commercial properties.

Description of development

This is the resubmission of a previously refused application reference 132300/FO/2021. The principle difference being that it is no longer proposed to convert the upper floors into a HMO.

Consent is sought to erect a part single part two storey extensions following the demolition of the outbuildings, The two storey extension would be on the rear of the outrigger and the single storey element at the side of the proposed extension and the outrigger. The extension would project approximately 5.8 metres from the rear face of the outrigger. It would be of brick construction with a dual pitch roof. On the rear elevation of the extension would be an external stair leading to an entrance vestibule to the first floor. The rear elevation would also contain an entrance to the ground floor use and a single window. The south elevation would contain a new door from the alley to the pharmacy and six roof lights in the extension.

Existing Elevations
& Elevations
Proposed Floor Plans
Proposed Elevations



Consultations & Notification Responses

Local Residents/Businesses

No representations received

Withington Civic Society

The Society does not object to the concept proposed but has some concerns about the design.

- The roof form and layout looks awkward, particularly at the rear which contains a dark canopy exposing an unattractive semi-enclosed external staircase.
- This arrangement may also give rise to security issues by providing an enclosed hiding place.

- Overall, the extension would be out of keeping with the proportions of the existing building and whilst the development would tidy up the back yard, the design is unattractive and inappropriate for the conservation area.
- It is very difficult to park in Withington and the loss of the two spaces would add to the congestion in the public car park.

Environmental Protection

There is no provision for recyclable waste and a condition is required for the acoustic attenuation of any external plant or equipment.

Highways

- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
 - The site benefits from good access to local bus services, providing regular connections across the surrounding area.
 - Given that the proposed development will not result in any increase in residential units and will increase 51.8sqm of additional commercial space, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.
 - The current on-site parking offering will be lost due to the proposed extension. 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
- A bin store is in place at the rear of the property. Bins will be taken to/from the bin store to the collection point on Gledhill Street. Highways consider this to be acceptable.

Issues

Principle

The reasons for refusing the earlier application related in the main to the use as a HMO. The extension was generally considered to be acceptable. In principle therefore the proposed extension is considered acceptable.

Scale

The proposed extension is significantly smaller than the existing outrigger and with a projection of 5.8 metres is considered to be subservient to the host property. On balance the scale of the proposed extension is considered acceptable.

Design

The proposed extension has a contemporary feel with its large pitched roof. Whilst this is a rear extension it is very visible from the public domain and it is considered that the proposed design could help lift the appearance of the property rather than by adopting the safe, but less interesting pastiche approach. There are no substantive issues with the design of the extension, although Withington Civic society have expressed concern that the design is out of character with the building.

Security

Concerns over security formed one of the reasons for refusing the previous consent. There were two issues, the first involved an entrance direct from the alley. This has now been designed out of the proposal.

The second was a flight of steps from the yard to the first floor of the extension which lead into a vestibule that has no outside door. Once in the vestibule people would not be visible from the street resulting in the entrance and people using it being vulnerable. This arrangement remains house the applicant has proposed a suite of security measures including CCTV and video entry which should address any issues.

Refuse

The extended property would still retain a sizable yard that could accommodate refuse, however the submitted scheme only made provide for general waste and not recyclable waste. A condition is proposed.

Loss of parking.

Currently there are two parking spaces within the rear yard. These are lost to the development. Whilst parking is an issue in the area the Council does not normally require off street parking within a district centre. There is also a large car park on Gledhill street. Highways have raised no issues with the loss of parking. It is considered that the loss of parking could not therefore form the basis of a reason for refusing consent.

Impact on amenity

Having regard to the orientation of the property and the adjacent uses the proposed extension is unlikely to have any significant impact in terms of overbearing impact of loss of privacy,

Impact on the character of the conservation area

The proposed extension is located at the rear of the property, however, it is highly visible to people accessing the Gledhill Street car park. It is considered that the proposed development would tidy up the rear elevation of the property thus enhancing the conservation area. On balance it is therefore considered that any harm caused by the development would not be substantial and the social benefits from improving the appearance of this elevation would outweigh any perceived harm.

Conclusion

On balance the proposed extension is 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 issues arising from the consideration of this 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 and documents:

N1305a(P) sheet 0.01 revision A received 6 June 2022

N1305a(P) sheet 2.01 revision A received 6 June 2022

N1305a(P) sheet 2.02 revision A received 6 June 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

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 Core Strategy.

4) Before the extension hereby approved progresses beyond damp proof course level a scheme for the store of refuse and material for recycling shall be submitted to and approved in writing by the City Council. The approved scheme shall be implemented and retained as part of the development.

Reason To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy Policy DM1

5) The security measures identified on the approved drawings shall be implemented as part of the development, and retained for as long as the use is in operation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Withington Civic Society

Flat 2, 478 Wilmslow Road, Manchester, M20 3BG
Flat 2, 482A Wilmslow Road, Manchester, M20 3BG
Flat 1, 482A Wilmslow Road, Manchester, M20 3BG
482A Wilmslow Road, Manchester, M20 3BG
Ground Floor, 482 Wilmslow Road, Manchester, M20 3BG
478 Wilmslow Road, Manchester, M20 3BG
477 Wilmslow Road, Manchester, M20 4AN
476 Wilmslow Road, Manchester, M20 3BG
475 Wilmslow Road, Manchester, M20 4AN
473 Wilmslow Road, Manchester, M20 4AN
Flat 1, 471 Wilmslow Road, Manchester, M20 4AN
467 - 471 Wilmslow Road, Manchester, M20 4AN
482 Wilmslow Road, Manchester, M20 3BG
Flat 1, 476A Wilmslow Road, Manchester, M20 3BG
34 Strathblane Close, Manchester, M20 3FZ
484 Wilmslow Road, Manchester, M20 3BG
484A Wilmslow Road, Manchester, M20 3BG
Flat 3, 476A Wilmslow Road, Manchester, M20 3BG
Flat 2, 476A Wilmslow Road, Manchester, M20 3BG
Flat 4, 476A Wilmslow Road, Manchester, M20 3BG
36 Strathblane Close, Manchester, M20 3FZ
32 Strathblane Close, Manchester, M20 3FZ
30 Strathblane Close, Manchester, M20 3FZ

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