

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131616/FO/2021

Date registered valid: 9 September 2021

Proposal: Erection of a first floor rear extension, hip to gable extension, installation of two dormers to Barlow Moor Road and installation of rear roof dormer in association with the use of the ground floor as 2 no. retail units (Use Class E (a); office use on the first floor (use class E (g,i); and formation of 2 no. residential flats (Class C3) in the roof space

Address: 296-298 Barlow Moor Road And 651 Mauldeth Road West, Manchester, M21 8HA

Ward(s): Chorlton Park Ward

Applicant: Dhd & Co, 296 Barlow Moor Road, Manchester, M21 8HA

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 21.12.2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 8 October 2021

Standard consultations:

Printed: 21 September 2021

Expired: 12 October 2021

Neighbour notifications

Printed: 3 November 2021 Expired: 17 November 2021

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

This application relates to a two storey block with frontages to Barlow Moor Road and Mauldeth Road West. The ground floor contains two commercial, class E uses whilst the first floor and roof void contains offices. There is a small yard to the rear of the property. The property is of brick construction with a tiled roof, there is a curved façade to the junction and this is reflected in the faceted design of the roof.





There is a deep forecourt/public footpath to the property and there is a layby on Barlow Moor Road. There are double yellow lines around the rear of the frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a local centre based on the junction of Barlow Moor Road and Mauldeth Road West. Adjoining to the north are a further three commercial properties beyond which are residential properties all fronting Mauldeth Road West. To the east separated by a narrow alley is a short parade of three units followed by a gap and another parade of seven units. Facing the site Across Mauldeth Road West is a Metrolink Station beyond which is Chorlton Park Primary School. Facing the site across Barlow Moor Road are further commercial units.

Description of development

This application has been modified and consent is now sought to erect a first floor extension in the rear yard. The extension would be 3.3 metres long and 1.4 metres deep and nestle in the crook formed by the L shape floorplan of the building. It is proposed to replace the existing hip to Barlow Moor Road with a Gable and to insert two shed dormers. On the rear elevation there would be a large flat roofed dormer.



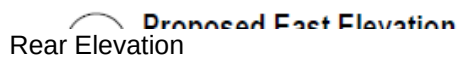
Barlow Moor Road Elevation



Gable elevation



Mauldeth Road West Elevation



The floor plan is divided into two main sections: the left half (Retail/Commercial) and the right half (Office).

Left Section (Retail/Commercial):

- Retail01:** 52 m², green shaded area at the bottom left.
- Retail02:** 84 m², pink shaded area in the center.
- Commercial Bn Store Area:** Located at the top left.
- Reception Bn Store:** Located at the top center.
- Stairs:** Existing stairs are shown with dashed lines. A new staircase is proposed to be added to the left of the Retail01 area.
- Entrances:** Proposed entrances for Retail01 and Retail02 are indicated.
- Other Labels:** "el beams to structural steel calculations", "proposed Exit or to Retail02", "sliding door to be moved on right", "topped Office Entrance".

Right Section (Office):

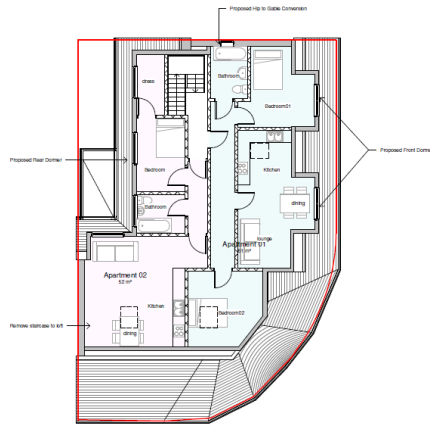
- Office open plan:** 120 desks, located in the top right.
- Reception:** 172 m², located in the center right.
- Board room:** Located at the bottom left of the office section.
- Meeting room:** Located at the bottom right of the office section.
- WCs:** Male and Female WCs are located in the center.
- Kitchen:** Located near the WCs.
- Waiting area:** Located near the Reception area.
- Stairs:** Existing stairs are shown with dashed lines. A new staircase is proposed to be added to the left of the office section.
- Entrances:** Proposed entrances for the office section are indicated.
- Other Labels:** "Proposed new staircase to left", "Proposed Residential Entrance", "Proposed New Shop front", "Fire escape door with restricted access", "Proposed New Door", "Proposed first floor extension", "Block up existing opening", "Remove staircase to left", "Proposed new windows".

Legend:

- Proposed new staircase to left:** Indicated by a red line.
- Proposed new windows:** Indicated by a pink line.

Ground floor

First Floor



Roof Space

Consultations & Notification Responses

Ward members.

The following representations were received from Councillor Dave Rawson on behalf of the three ward members in respect of the scheme as submitted. No comments were received in respect of the revised scheme.

-Whilst in principle they do not object to the property undergoing a reconfiguration, they do object to two specific issues.

-The change in the character of the roof. The construction of a series of dormers on the west elevation will create an overly dominant and disproportionate addition. This will detract from the character and appearance of the whole local centre. At present, no other property in the local centre has been altered by adding dormers and so this proposal, to such a prominent building on the corner of Barlow Moor Rd and Mauldeth Rd West will be entirely out of keeping.

-They are very concerned by the following statement from p6 of the Design and Access statement. 'A wide footpath area provides an area for parking.' They have received many complaints from residents about vehicles parking here and causing an obstruction to the footway. This corner is protected by double yellow lines and so vehicles must cross them to park up. This not only causes obstruction but is dangerous as vehicles drive on and off the footway into Barlow Moor Rd. This footway is well used by children going to the nearby Chorlton Park Primary School, as well as local High Schools. The statement appears to be suggesting that the occupiers and visitors can make use of a footway for parking. This is unacceptable.

Local residents Businesses

No representations received.

Chorlton Voice.

Object to the statement regarding parking on the forecourt contained in the original design and access statement.

Environmental Health

The proposed refuse storage is acceptable. Conditions are requested in respect of the acoustic insulation of the flats, offices and any external plant, delivery times and opening hours. They also request the residential accommodation is fitted with a clean air intake.

Greater Manchester Police Design for security

Concerned about the security of the original entrance to the flats which was at the side of the property off the alley.

Highways

- The trips generated as a result of the additional 2 flats are not expected to impact highway safety or operation.
- No designated on-site car parking is proposed. This is acceptable in principle given the excellent access to public transport however any vehicles associated with the site are likely to impact the availability of on-street car parking for existing residents and visitors.
- The Applicant suggests that the area of private forecourt can be used for car parking - this is not preferred by highways as access to the area is across the footway; however, it is also noted that this is an existing arrangement and a dropped kerb has been provided adjacent to facilitate access to the area.
- A cycle store is provided adjacent to the bin store, this appears secure and weatherproofed - the provision of this is welcomed and should be conditioned.
- Bins will be stored to the rear, and it is expected that residents will bring the bins to the highway on collection days. This arrangement is considered appropriate.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and H1

SP1 sets down the spatial principles that guide development in the City

DM1 seeks to protect the amenity of an area from the adverse impact of the development.

H1 establishes the principle of encouraging flats above commercial uses.

Unitary Development Plan

The relevant saved UDP policy is DC5 which sets down the criteria to be considered in determining applications for flat conversions.

Issues

Principle

The principle of creating flats above commercial uses is considered to be acceptable as it encourages activity within the Centre and provides a degree of security when the commercial uses have closed for the day.

Design

There are no design issues with the proposed hip to gable conversion. Originally it was proposed to install three dormers with dual pitch roofs on the Barlow Moor road frontage. These were over large and appeared incongruous further the dormers did not relate to the windows on the floor below. The dormers have been reduced in number to two, and now relate to the windows on the floor below. The use of a shed style also reduces the massing and bulk of the dormers.

It is considered that the revised dormers are acceptable.

The rear dormer is much simpler in design but is generally considered acceptable for this elevation.

The proposed extension is tucked away to the rear it is built over the yard but its small size and flat roof ensure it is not intrusive. The design of the extension is considered acceptable.

Scale

The reduction in the scaled of the front dormers has a significant impact on the appearance of the building and they are now considered acceptable.

Standard of accommodation

The proposed flats meet the Councils current space standards and subject to being acoustically insulated will provide a satisfactory standard of accommodation.

Uses

The ground and first floor uses accord with the current lawful use of the property and as such do not require planning permission. Further conditions cannot be attached to them that are not relevant to the works the subject of this application.

Clean Air

The applicant has submitted an air quality report which concludes that no action is required. However, environmental Health have requested the installation of air filters for the residential accommodation and an appropriate condition is proposed.

Deliveries

As the proposed development does not involve a change of use of the commercial units a deliveries condition would be unreasonable as it does not relate to the development applied for.

Parking

The design and access statement has been amended and now makes no reference to parking on the forecourt.

As a local centre location the Council does not normally require bespoke parking for either commercial or residential uses. There is however some limited on street space and the site is in a sustainable location with easy access to both trams and buses.

Cycle parking

The proposed development provided dedicated cycle parking that is under cover and secure and is therefore considered acceptable.

Refuse

There is segregated waste storage for the commercial and residential uses. The scheme is acceptable and an appropriate condition is proposed.

Residential amenity

The property is largely surrounded by commercial uses although there are a number of flats accessed off the alley at the side of the property. However it is not considered that the proposed alterations will have a significant impact in terms of either overbearing impact or privacy.



View down the alley with the site on the left The door to the right accesses a flat above the adjacent property and there are two flats further along one accessed to the left of the black plaque and one through the gates.

Security

Originally the entrance to the flats was to be from the alley. Amid concerns that this would be unsecure, despite other flats taking access from the alley, the entrance has been moved to Barlow Moor Road. This is considered acceptable.

Conclusion

The scheme has been amended to address concerns about parking design and security and is now 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:

A134(02)001 Revision K received 21 December 2021

A134(02)002 Revision K received 21 December 2021

A134(02)003 Revision K received 21 December 2021

A134(02)004 Revision K received 21 December 2021

A134(02)005 Revision K received 21 December 2021

A134(02)006 Revision J received 3 November 2021

Design and Access Statement by Create It Studios dated September 2021 received on 3 November 2021

Air Quality Assessment by Redmore Environmental reference 500r1 received 3 November 2021

Waste Management Pro forma received 9 September 2021

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 in the external finishes of the development hereby approved shall be submitted to and approved in writing by the City Council prior to their installation.

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) The details of the scheme for the storage of refuse contained in the approved documents shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

5) The residents cycle storage area shall be available for use prior to the first occupation of the flats and shall remain available for use in perpetuity.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) a) The commercial premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC26

7) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road, Mauldeth Road West and the Metrolink shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises including those that are part of this development. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Due to the proximity of the development to the Metrolink it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to

vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC26

8) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC26

9) Prior to the first occupation of the flats a scheme for the installation of Clean Air Filters for the residential accommodation shall be submitted to and approved in writing by the City Council. The approved scheme shall be implemented in full and retained in perpetuity.

Reason- to protect the future occupiers of the flats from the harmful impact of pollution pursuant to Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

651A Mauldeth Road West, Manchester, M21 7SA
First Floor Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Flat At, Hardy Lane Post Office, 343 Barlow Moor Road, Manchester, M21 7QH
Flat 1, 290 Barlow Moor Road, Manchester, M21 8HA
Top Flat, 286 Barlow Moor Road, Manchester, M21 8HA
647A Mauldeth Road West, Manchester, M21 7SA
647 Mauldeth Road West, Manchester, M21 7SA
Ground Floor, 647 Mauldeth Road West, Manchester, M21 7SA
Top Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Chorlton Park Primary School, Mauldeth Road West, Manchester, M21 7HH
355A Barlow Moor Road, Manchester, M21 7FZ
645A Mauldeth Road West, Manchester, M21 7SA
294A Barlow Moor Road, Manchester, M21 8HA
First Floor, 349 Barlow Moor Road, Manchester, M21 7QH
288 Barlow Moor Road, Manchester, M21 8HA
290 Barlow Moor Road, Manchester, M21 8HA
355 Barlow Moor Road, Manchester, M21 7FZ
Hardy Lane Post Office, 343 Barlow Moor Road, Manchester, M21 7QH
649 Mauldeth Road West, Manchester, M21 7SA
639 Mauldeth Road West, Manchester, M21 7SA
Ground Floor, 349 Barlow Moor Road, Manchester, M21 7QH
294 Barlow Moor Road, Manchester, M21 8HA
286 Barlow Moor Road, Manchester, M21 8HA
284 Barlow Moor Road, Manchester, M21 8HA
651 Mauldeth Road West, Manchester, M21 7SA
645 Mauldeth Road West, Manchester, M21 7SA
347 Barlow Moor Road, Manchester, M21 7QH
345 Barlow Moor Road, Manchester, M21 7QH
292 Barlow Moor Road, Manchester, M21 8HA
643 Mauldeth Road West, Manchester, M21 7SA
641 Mauldeth Road West, Manchester, M21 7SA

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