

SRS/21-01309

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Dear Sirs

Re: Glen Maye Dental Practice, Sale Road, Northenden, Manchester, M23 0DF – Application for Extension to the Premises

On behalf of my client, Dental Partners Holdings Limited, please find enclosed a planning application for erection of a rear extension to the above property.

Content of Submission

The application comprises this covering letter and the following supporting documents:

- Application forms and certificates;
- Design and Access Statement;
- Site location plan (20-01771/004);
- Site block plan (20-01771/003);
- Existing and proposed floor plans (20-01771/001);
- Existing and proposed elevations (20-01771/002)

The Site

Glen Maye is a large detached building that appears to have been extended overtime, and split into two semi-detached premises. The application site consists of the two storey flat roof part of Glen Maye that now houses the Glen May Dental Practice. The remainder of the (adjacent) building with the pitched roof is known as Northenden House and is an orthodontic practice. Car parking is provided to the front of the application site, set behind a hedge. A separate pedestrian gated access is also provided to the east of the car park access. The Orthodontic practice has its own separate car parking and pedestrian access arrangement.

The property sits on the Sale Road, in a predominantly residential area, albeit the properties immediately east of the Dental Practice are all community service type uses, consisting of the Orthodontics practice, an elderly care home and a church. To the rear of the property lies the Manchester College playing fields, separated by a row of mature trees which form the property boundary.

Neither the property nor those adjacent are listed buildings and it does not lie in a conservation area. Flood zone 1 predominates the locality.

Planning History

According to the planning web site there have been no planning applications registered to the property in the last twenty years.

The Proposal

This application seeks the erection of a rear single storey flat roof brick-built extension across the full width of the property. White UPVC windows and doors to match existing will be used. The extension will allow the practice to re-organise its internal space, providing a further surgery room and a second patient waiting area and entrance at the rear of the building.

The external extent of the extension is some 45sqm. It will not affect existing car parking arrangements at the property. Existing waste collection and storage arrangements will remain the same. Hours of operation will also remain the same (Monday to Friday 0900-1700).

Planning Policy

National Planning Policy

The national tier of planning policy is set out within the revised National Planning Policy Framework (NPPF) (2019) which is supplemented by National Planning Practice Guidance (NPPG). Section 38(6) of the Planning and Compulsory Act 2004 (the Act) requires that planning decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF provides up to date Government policy for decision taking and plan-making, consistent with the Act.

Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, based on the three objectives (economic, social and environment) that are set out at paragraph 8. Paragraph 11 confirms that planning decisions should, therefore, apply a presumption in favour of sustainable development.

Paragraph 80 of the Framework notes that planning decisions should help to create the conditions in which businesses can invest, expand and adapt. In achieving this, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider development opportunities.

Paragraph 91 states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this instance comprises The Manchester Core Strategy 2012-2027 adopted in July 2012.

The Strategy identifies the site as lying within the Wythenshawe locality where new development is guided by policies EC10 and H7. These strategic policies guide employment and residential development within the Wythenshawe area.

There are no specific allocations of policies that directly apply to the site or to the development as proposed. Notwithstanding this, the general premise that development must be sustainable, appropriately designed in terms of scale, form, massing, materials, minimize impact of noise, lighting, etc on neighbours and the locality is a recurrent theme throughout planning policy, whatever scale of development, and in this regard, policy DM1 Development Management is of relevance.

Planning Assessment

The proposal is a simple, well designed small extension to an established dental practice providing a valuable health service to the local community. It does not cause harm or negative impact either to the immediately adjacent properties or the locality/street scene more generally. To this extent it accords with local policy DM1 and with the more general planning policies of the NPPF.

Sale Road is a key part of the public transport network of Manchester and to this extent there are a number of frequent bus services that run along its length linking to the City Centre and other parts of the city. Bus stops can be found a few metres to both the west and east of the property. In this regard, the site is in a sustainable location and provides both employees and patients the opportunity to access the practice by means other than the car.

Conclusion

As demonstrated in this covering letter, the proposal satisfies the relevant national and local planning policies and therefore should be considered acceptable and permission granted.

This application was submitted via the Planning Portal and given the reference PP- 10045374. I trust this submission meets the requirements to enable the successful validation of this application; I look forward to hearing from you shortly with confirmation of registration. However, should you have any questions, please do not hesitate to contact me.

Yours sincerely,



SarahRSmith (Jul 16, 2021 13:49 GMT+1)

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