YEW TREE VETERINARY SURGERY
331 YEW TREE ROAD,
WITHINGTON ,
MANCHESTER. M20 3FP

PLANNING APPLICATION FOR THE CHANGE OF USE FROM HOUSE AND VETERINARY SURGERY TO VETERINARY SURGERY WITH ANCILLARY ACCOMMODATION INCLUDING STAFF BEDROOM, CAR PARK WITH ACCESS FROM COPSON STREET AND ROOF OVER EXISTING SHED.

SUPPORTING PLANNING STATEMENT ON BEHALF OF FRANK MAGUIRE

KATH LUDLAM
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INTRODUCTION

This Statement has been prepared on behalf of Mr Frank Maguire in support of an application submitted to Manchester City Council for full planning permission for the change of use from house and veterinary surgery to veterinary surgery with ancillary accommodation including staff bedroom, car park with access from Copson Street and roof over existing shed at Yew Tree Veterinary Surgery, 331 Yew Tree Road, Withington.

The application is accompanied by the following:-

Completed application form with certificate A
Requisite fee of £385
Site Location Plan
Existing ground floor plan – 1619.01
Existing first floor plan – 1619.02
Proposed site plan – 1619.03
Proposed plans – 1619.04
Site survey plan

SITE DESCRIPTION

The application site is located at the junction of Yew Tree Road with Copson Street and Hill Street to the west of Withington district centre.

It comprises a two-storey detached house with single storey extensions. The property was built in approximately 1956 and a veterinary surgery has operated from the premises continuously since that time. The footprint of the surgery was extended in the 1970's but has remained unaltered since.

There is a large garden area to the Yew Tree Road frontage with hedges along the boundaries.

There is a vehicular access to the rear yard area from Hill Street whilst pedestrian access is from Copson Street.

There are parking restrictions in the vicinity though some on-street parking is available outside the property on Copson Street. There is a small public carpark on the opposite side of Copson Street.

PROPOSAL

There are 3 elements to the proposals:-

- the existing house will be converted to provide more space for the veterinary surgery. The surgery would occupy the whole of the ground floor with ancillary office and staff accommodation (including staff bedroom) at first floor. There would be an increase in the number of consulting rooms from 2 to 3.

- a car parking area for visitors would be formed in the front garden area with vehicular access from Copson Street adjacent to the existing pedestrian access which would be retained
- a small section of new roof would be extended over the yard area adjacent to the boundary with Hill Street.

PLANNING HISTORY

A number of minor historical applications relate to the property:-

F12848 – Construction of new bay window and roofing over of passageway side of house. Approved 1980.
F10158 – Enclosure of kennels and yards to rear of veterinary surgery. Approved 1979.
F09583 – Alterations to dwellinghouse and veterinary surgery and erection of a two-storey extension at the rear to form a kitchen, laundry room and bathroom. Approved 1978.
F/AD01797 – Illuminated signs on Copson Street elevation of veterinary surgery. Approved 1978.
F02166 – Two single storey extensions to existing ground floor veterinary surgery to form additional accommodation. Approved 1975.

PLANNING POLICY CONTEXT

Manchester's Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Of particular relevance are Policies:-
EC9 - South Manchester
C6 – South Manchester District Centres
DM1 – Development Management

Manchester Unitary Development Plan (UDP)

Citywide Development Control Policies
Development Control Policies – General Statement

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007

National Planning Policy Framework (NPPF)

PRINCIPLE OF DEVELOPMENT

There are currently 4 veterinary surgeons and 8 nurses working in the practice. There is no requirement for additional staff but there is a need for extra space to allow for more efficient working and to upgrade the practice to comply with current R.C.V.S. (Royal College of Veterinary Surgeons) standards. There is also a need to improve disabled access.

Whilst there is some limited on-street parking available close by it is in high demand and there are local parking pressures. There is a need now for parking on site for clients as many face particular difficulties when they have a sick or injured pet and cannot get parked nearby. This does cause unnecessary difficulty and distress to pet owners when they least need it. Parking on site would also ease problems for delivery of medicines and would ease parking problems in the Village.

The surgery has always been open 7 days per week and the opening hours are as follows:-

Mon -Fri 8am -7.30 pm
Sat 8am -6pm
Sun & Bank hols 9am-5pm.

There is also a need to attend to emergencies outside these hours in the evenings and at night. The surgery has always hospitalised sick animals overnight hence the need to retain staff accommodation on site.

Consultations are by appointment at 10 minute intervals throughout the day during the surgery hours above; this spreads out the workload and offers clients convenient appointment times to meet their needs.

There are no proposals to change these working practices and the principle of a veterinary surgery on the site is well established.

PARKING

Whilst the development would result in the loss of some kerbside parking immediately outside the property on Copson Street there would be a small net gain in parking provision overall which would help ease parking pressures in the vicinity.

The level of parking proposed for the veterinary surgery would be well below the number of spaces for such a practice when assessed against the Councils maximum parking standards set out in the Core Strategy (1 space/2 staff and 4 per consulting room for medical and health facilities outside district centres). There is space in the existing yard areas for staff to store their bikes if required, clients are unlikely to arrive by bike. The proposed car parking would not harm the Council's overall sustainability objectives.

The dimensions of the proposed spaces would meet the normal standard of 2.4m x 5m and the design would ensure that users could enter and leave the site in a forward gear. The width of the access would ensure good visibility and there would be no significant issues of highways concern arising from the proposed development.

AMENITY

The proposed parking area would be screened by the retention of existing boundary hedging such that there would not be any undue harm to the street scene arising from this part of the development. The new roof to the shed would merely continue the existing roof over the single storey extensions to the south-east side of the property and would have very little impact on the street scene.

CONCLUSION

The proposal represents investment in an established local business that has operated from the site for over 50 years. The proposed development will help ensure the long term viability of the business and will be welcomed by staff and pet owners who benefit from the service provided by the surgery. There would be no significant highways or amenity concerns arising from the development and no other material considerations that weigh against the benefits.

The proposal is in accordance with the Council's development plan policies and is supported by policies in NPPF. As such we would request that planning permission be granted.