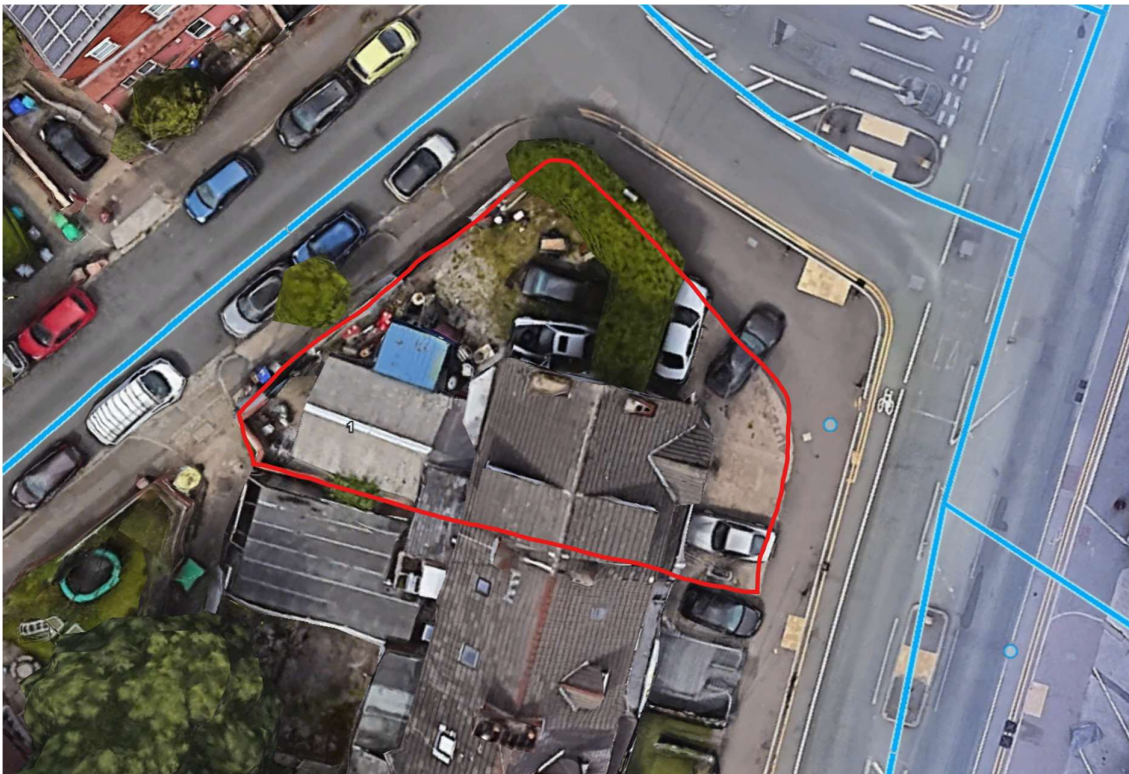




Outline Planning Application for

Proposed detached dwelling at the corner of Barlow Moor Rd and Beech Rd, Chorlton – cum – Hardy





1. Introduction

The applicant, owner of 465 Barlow Moor Road, Chorlton-cum-Hardy, is seeking Outline Planning Approval for the development of 1No. residential property on land within their ownership, located to the side aspect of their existing property.

The proposed dwelling has been carefully considered in response to site constraints, the surrounding context, and to ensure minimal impact on neighbouring properties and the wider area. The design aims to complement the established character of the locality while optimising land use.

Vehicular access will be provided via Claude Road, with a single off-road parking space proposed within the curtilage of the new property.

2. Site Context and Description

The application site is prominently located at the corner of Barlow Moor Road and Beech Road, within the Chorlton-cum-Hardy area of Manchester. The site is bounded on three sides by public highways:

- Northeast: Beech Road
- Northwest: Claude Road
- Southeast: Barlow Moor Road

Currently, the site is used as a vehicle storage area by *Autoshield – 465 Barlow Moor Road* for vehicles undergoing renovation or repair. The site is previously developed land (brownfield) and represents an opportunity for sustainable redevelopment.

3. Planning Justification

National Planning Policy Framework (NPPF)

The proposal accords with the NPPF by:

- Promoting the effective use of land through the redevelopment of a brownfield site (para. 119).
- Delivering a well-designed, high-quality home that reflects the character of the area (para. 130).
- Locating new housing within a sustainable settlement with strong transport links, shops, schools, and local services (para. 105).



Manchester Core Strategy (2012)

The proposal supports key local planning policies:

- **Policy SP1:** The development is within a sustainable community and makes efficient use of land.
- **Policy H1:** The new dwelling contributes to housing choice and demand within Manchester.
- **Policy EN3:** The design respects local character and heritage, responding positively to the Beech Road context.
- **Policy T2:** The development ensures safe and convenient access for vehicles, pedestrians, and cyclists.

Principle of Development

The principle of a single dwelling in this location is acceptable, being infill within a built-up urban area, on a site that contributes little in its current form. The proposal makes efficient use of land while safeguarding amenity and respecting character.

4. Design & Access Statement

4.1 Design Principles

The proposal is for a modest two-storey dwelling that integrates with the established urban form. The design respects neighbouring properties, utilises high-quality materials, and reinforces the local character of Beech Road and Barlow Moor Road.

Key design considerations include:

- **Scale & Massing** – A two-storey form, consistent with the prevailing street scene.
- **Roof Form** – Dual-pitched with gable facing Beech Road.
- **Materials** – Orange/red facing brick, off-white K-Rend render, and grey slate roofing to harmonise with surrounding properties.
- **Positioning** – Set back from Beech Road frontage, ensuring subservience to the existing built form.

4.2 Access

- **Vehicular Access** – via Claude Road, with 1No. off-street parking space.
- **Pedestrian Access** – via a front entrance on Barlow Moor Road.
- **Refuse Storage** – discreetly located within the property boundary.



- Cycle Storage – secure cycle storage will be provided on-site.

4.3 Landscaping

- Permeable block paving for parking and pathways.
- Soft landscaping and hedgerow planting to define private amenity space.
- Boundary treatments – a mix of brick walls, feather-edge fencing, and hedging.

4.4 Sustainability

- Permeable surfacing to support sustainable drainage.
- Retention of existing vegetation where possible.
- Potential EV charging point within the curtilage parking area.
- Modern construction methods ensuring energy-efficient design.

4.5 Inclusive Access

The property will be designed to provide safe, convenient, and inclusive access for all potential users, in line with **Building Regulations Part M** requirements.

5. Topography

The site is generally flat, with minimal topographical variation. The finished floor level of the proposed dwelling will align with the existing street scene, ensuring a consistent and harmonious streetscape.

6. Environmental Considerations

The site lies within **Flood Zone 1** and is **not at risk of surface water flooding**, according to the Government's Flood Map for Planning. As such, no specific flood mitigation measures are required.

7. Ecology

The site predominantly comprises hardstanding surfaces, with a privet hedge along certain boundary areas. This existing vegetation will be retained where possible, and



soft landscaping will be introduced to create a private amenity space for the new dwelling.

8. Proposals

This Outline Planning Application proposes the development of 1No. two-storey residential dwelling, designed to integrate seamlessly with the surrounding built environment. The key elements of the proposal are:

- Two-storey structure with a dual-pitched roof and gable facing Beech Road
- Set back from the main street frontage to maintain subservience
- Materials:
 - Walls: Red/orange facing brick and off-white K-Rend
 - Roof: Grey slate tiles
 - Windows/Doors: Charcoal grey composite

External landscaping will include:

- Brick wall borders and feather-edge fencing
- Hedgerow planting and soft landscaping
- Permeable block paving with integrated shrub and grass planting
- Timber refuse and cycle stores discretely located

9. Conclusion

The proposed development represents a sensitive and appropriate infill opportunity within a sustainable and well-established urban area.

It:

- Optimises the use of previously developed land
- Enhances local character through high-quality design
- Provides sustainable and accessible residential accommodation
- Respects the amenity of neighbours and the surrounding context

The proposal is consistent with both national and local planning policy and is therefore considered acceptable in principle. Outline approval is sought to establish this, with detailed matters to be submitted at a later stage.