

Katie Raw

From: Stephen Nicholls <Office@richmond-consultants.co.uk>
Sent: 28 July 2025 17:08
To: Katie Raw
Cc: Mohammad Shamim
Subject: Re: 143088/FO/2025- 59 Barlow Road

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Good afternoon Katie

Thank you for your email.

We have now discussed with the Applicant who has confirmed the following:

1. Suggested opening hours to be 07.00-21.00, Monday to Saturday. 9.00-20.00 Sunday.
2. Extension to be built before the residential accomodation noted.
3. No external plant will be fitted.
4. Applicant Agreement to a condition to restrict the use class to class E(A) only

Trust these will be acceptable, we look forward to receipt of any comments on the ground floor change of use.

Thank you

Regards

[Stephen R Nicholls](#)
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RICHMOND CONSULTANTS

From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 25 July 2025 15:28
To: Stephen Nicholls <Office@richmond-consultants.co.uk>
Subject: RE: 143088/FO/2025- 59 Barlow Road

Hello Stephen,

Thank you for sending the revised plans for our consideration.

We have reviewed the scheme and note whilst some of the issues have been overcome, we require certainty on the following:

- Confirmation on the hours proposed- whilst we note the application form states the hours are unknown we are unwilling to progress positively with the application until we understand the potential harm to the residential properties.
- A condition would be attached to any approval granted ensuring that the extension works are built before the change of use is undertaken to ensure adequate space is available for both the conversion to the shop and residential accommodation.
- Whether the change of use will result in any external plant.
- Agreement to a condition to restrict the use class to class E(A) only.

We will come back to you on the acceptability of the ground floor change of use in due course.

We have received neighbour objections and so any acceptable scheme would require a re-notification period (14 days) which would require the duration of the application to be extended.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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From: Stephen Nicholls <Office@richmond-consultants.co.uk>
Sent: 15 July 2025 17:57
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Subject: Re: 143088/FO/2025- 59 Barlow Road

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Good afternoon Kate

Thank you for your comments.

Please find attached our revised proposals for your consideration.

These include.

1. Reduced rear extension. To a 1.5 metre projection
2. Omission of proposed dormer rear over extension and outrigger
3. Retention of front dormer.
4. Reduced accommodation to a 3 Bed 4 Person over 2 storeys with relevant floor areas noted to comply with the space standards.
5. The Ground Floor Change of Use remains, but with the reduced projection rear extension.

Should you have any further comments or concerns please let me know.

Regards

Stephen R Nicholls
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From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: 15 July 2025 10:32
To: Stephen Nicholls <Office@richmond-consultants.co.uk>
Subject: 143088/FO/2025- 59 Barlow Road

Hello,

I am the case officer for the application of 143088/FO/2025- 59 Barlow Road- Change of use of ground floor to form Class E (Commercial, Business and Service use) together with installation of shopfront; and, part single/part two storey rear extension, installation of rear dormer and enlarged front dormer in association with the use of the first floor and accommodation in the roof space as 1 no. residential dwelling (Class C3 use).

We have reviewed the application and cannot support the proposal.

The proposed rear extension, rear dormer and enlarged front dormer results in an over-development of the site. The proposed rear extension with a projection of 2.4 metres against the shared boundary with no.61 Barlow Road would result in a tunnelling and overbearing feature to the neighbour's first floor rear windows and rear courtyard, contrary to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. The rear dormer sited on the roof of the host property, the roof of the two storey outrigger and the extension would result in an overly bulky and large feature which would project along the established rear building line of the row of terraced properties. The front dormer would result in the enlargement of the existing gable roof dormer. The loss of such architectural feature of the gable would be regrettable and would be out of keeping with the existing gable front dormers in the wider streetscene. Both dormers would respond poorly to the host property and so be contrary to Policy DC1.2 of the UDP.

The proposed 4bedroom residential accommodation on the first and second floor would have a combined internal space of 98.95m2 and so would not comply with Manchester Emerging Space Standards so would not produce a decent quality of accommodation for the future occupiers. A 4b property set over two storeys to accommodate 5persons would need to have an internal floor space of 100 square metres minimum. No justification has been provided as to why such shortage is considered acceptable. This would therefore be contrary to the provisions of policies SP1, H5 and DM1 of the Core Strategy of the Local Development Framework.

The application has a target date of 30 July 2025. We will continue to progress to such date with a recommendation for refusal. A detailed officer report will be available for review once the application has been determined.

Kind regards,

Katie Raw (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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