Planning

Growth & Development

Delegated officer report for planning application

Application no.	143866/FO/2025
Date registered valid:	1 September 2025
Proposal:	Erection of single storey extension to form 2 additional consultation rooms, a new waiting area and additional storage
Address:	515 Wilbraham Road, Manchester, M21 0UF
Ward(s):	Chorlton Park Ward
Applicant:	Mrs Michelle Kelly, The Wilbraham Surgery
Agent (if any):	Mr Dave Trudgeon Conway Architectural Design
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 September 2025

Standard consultations:
Printed: 10 September 2025 Expired: 1 October 2025

Neighbour notifications
Printed: 10 September 2025 Expired: 1 October 2025

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/area

515 Wilbraham Road is a 2-storey semi-detached property, with single storey rear extension, currently in use as a doctors' surgery. To the side of the property there is an alleyway and beyond that lies a shopping parade. The other half of the semi is used as a dentists' surgery (513 Wilbraham Road). To the rear of the property stands a 2-storey semi-detached dwellinghouse (187 Egerton Road South).

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to erect a single storey rear extension, adjacent to the existing rear extension, to form two additional consultation rooms, an admin store and a patient waiting area. Access to it would be via the existing rear extension.

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- The existing surgery provides 5 consultation rooms and the proposals will provide 7 consultation rooms. Therefore, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.
- As per the existing arrangements bins will be taken to Wilbraham Road for collection. This is acceptable in principle. It should be ensured that bins are returned to the bin store as soon as possible after collection.

Environmental Health – No objections to the proposal and recommend that the constructions hours be limited to the following:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

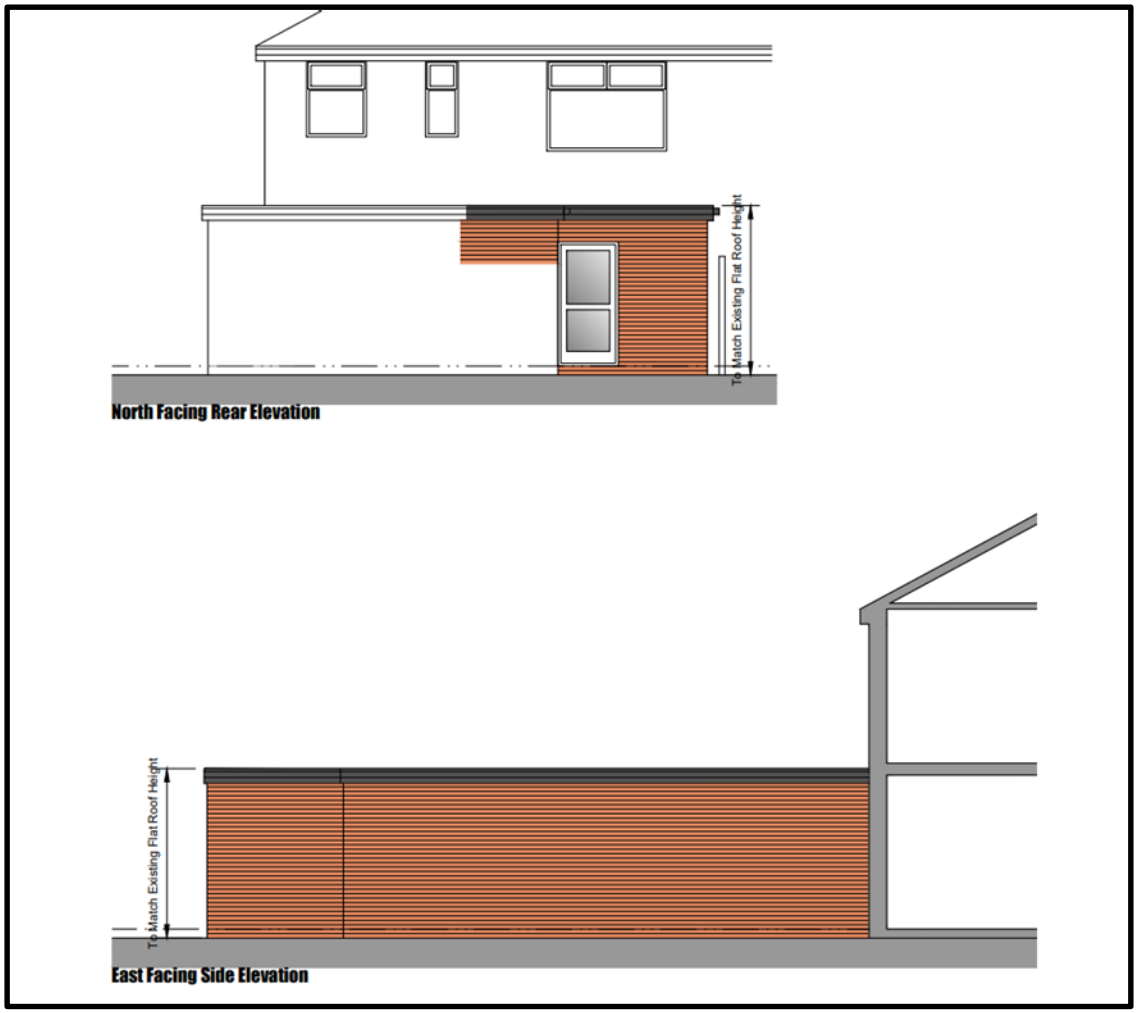
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.

- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – There is no objection in principle to the rear extension, particularly as it improves the facilities on offer at this doctors' surgery.

Design – The proposed extension would be constructed from matching bricks and its flat roof would line up with the existing rear extension. While the design is modest in its articulation, it is considered appropriate in scale, form and materiality for its context.



Residential Amenity – The nature of the proposed development is such that it is not expected to give rise to noise-generating activities beyond those already associated with the existing use. Furthermore, the siting and scale of the extension are such that it would not result in any undue overlooking, loss of privacy, or overshadowing of neighbouring residential properties. Accordingly, it is considered that the proposal would not have a detrimental impact on the levels of residential amenity currently enjoyed by occupants of the adjoining dwellings.

Visual Amenity – Given the scale of the development and the fact it is largely screened from public vantage points, it is not considered that the proposal would have a detrimental impact upon the current levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposed development involves a modest increase in the number of consultation rooms, rising by just two, which is not expected to result in a significant uplift in vehicular traffic to and from the site. Given the scale of the expansion, it is considered

unlikely that the proposal would materially affect existing traffic patterns or volumes. Consequently, the proposal is not anticipated to have any adverse impact on the current levels of pedestrian and highway safety enjoyed along this section of Wilbraham Road.

Refuse Storage – Refuse storage would remain unaltered and this is welcomed.

Conclusion

The proposed rear extension to the existing doctors' surgery is considered acceptable in principle, particularly as it would enhance the quality and capacity of healthcare provision on site. The design is modest yet appropriate, incorporating materials and form that respect the character of the existing building. The development is not expected to give rise to any adverse impacts on residential amenity, with no issues relating to noise, privacy, or overshadowing identified. Furthermore, due to its limited scale and discreet positioning, the proposal would not detract from the visual amenity of the surrounding area. Finally, the modest increase in consultation rooms is unlikely to generate a significant rise in traffic, and as such, the proposal is not considered to pose any risk to pedestrian or highway safety. Overall, the scheme is considered to comply with relevant planning policies and is recommended for approval.

Other Legislative Requirements

Equality Act 2010 – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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 received on 1st September 2025:

a) Location plan
b) Drawing no. 589-01 - existing site plan
c) Drawing no. 589-05 - proposed site plan
d) Drawing no. 589-06 - proposed floor plan
e) Drawing no. 589-07 - proposed roof plan
f) Drawing no. 589-08 - proposed elevation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external elevations of the development hereby approved shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the adopted Manchester Core Strategy.

Informatives

Construction Hours - To safeguard the amenities of nearby residents construction works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Top Flat, 519 Wilbraham Road, Manchester, M21 0UF
185 Egerton Road South, Manchester, M21 0XD
The Creameries, 406 Wilbraham Road, Manchester, M21 0SD
519 Wilbraham Road, Manchester, M21 0UF
187 Egerton Road South, Manchester, M21 0XD
BUPA Dental Care, 513 Wilbraham Road, Manchester, M21 0UF
517 Wilbraham Road, Manchester, M21 0UF
Flat 4, 406A Wilbraham Road, Manchester, M21 0SD
Flat 3, 406A Wilbraham Road, Manchester, M21 0SD
Flat 2, 406A Wilbraham Road, Manchester, M21 0SD
Flat 1, 406A Wilbraham Road, Manchester, M21 0SD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA