

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143091/FO/2025

Date registered valid: 3 July 2025

Proposal: Erection of single storey rear extension to the existing commercial unit and re-organisation of cycle and refuse stores

Address: 579 - 581 Barlow Moor Road, Manchester, M21 8AE

Ward(s): Chorlton Park Ward

Applicant: Milan Group Mcr

Agent (if any): Mialex Ltd, Mialex

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 August 2025

Standard consultations:

Printed: 11 July 2025 Expired: 1 August 2025

Neighbour notifications

Printed: 11 July 2025 Expired: 1 August 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

The site relates to Nos 579-581 Barlow Moor Road, a vacant, 4 storey building (including basement), formerly occupied by a bank. The site is currently under development in connection with planning permission referenced 140033/FO/2024 which allowed for the erection of single-storey front, side and rear extensions; and change of use of first and second floors to create apartments.

The building which is situated at the corner of Barlow Moor Road and Silverwood Avenue is of traditional construction, comprising buff coloured masonry and a pitched tiled roof with gable features on the front roof slope. A roller shuttered shop front is positioned to the ground floor corner of the building.

To the rear is a small, private gated car park, accessed from Silverwood Avenue.



View of application site from Silverwood Avenue

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site lies adjacent to the busy main arterial route of Barlow Moor Road, a short distance from the junction with Wilbraham Road.

The site lies within Chorlton district centre – a large, busy neighbourhood centre containing a wide variety of small-scale retail, food and drink and other commercial uses.

The side roads off Barlow Moor Road, including the cul-de-sac of Silverwood Avenue to which the application property relates, are predominantly residential in character.

Description of development

Planning permission is sought for the construction of a single-storey rear extension to the existing commercial unit, along with the reconfiguration of the cycle and refuse storage areas.

This proposal involves the enlargement and modification of a previously approved rear extension, granted under application reference 140033/FO/2024. That earlier approval permitted the addition of single-storey extensions to the front, side, and rear of the property, as well as the conversion of the first and second floors into two one-bedroom self-contained apartments and three two-bedroom apartments (Use Class C3). It also included the installation of bike and bin stores and associated changes to the building's elevations.

For the current application, the extension is proposed to be increased by an additional 4 metres to accommodate a larger kitchen. The revised extension would span 6.2 metres in width and extend 8 metres towards the rear boundary. Additionally, the external cycle and refuse stores previously approved at ground floor level are proposed to be repositioned.

During the assessment of the application, the Council raised concerns regarding the location of the rear access door, due to potential negative impacts on neighbouring residential amenity arising from increased activity, noise, and kitchen odours. In response, amended plans have been submitted showing the access door relocated to the southern side elevation, away from adjacent residential properties.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received from a neighbouring occupier with generalised comments on the impact of extensions to the frontage of premises in the immediate area and the impact on neighbouring living conditions because of an ever increasing of food and drink establishments in the area and the effects of smells, vermin, noise and traffic problems.

Highway Services - The updated proposals would still result in the removal of the car parking space which is acceptable. The cycle parking, waste management and construction management arrangements are acceptable in principle.

Environmental Health – No objection subject to the conditions relating to permission referenced

140033/FO/2024 remaining in place.

Planning History

140033/FO/2024

Erection of single-storey front, side and rear extensions; and change of use of first and second floors to create 2 no.1 bed self-contained apartments and 3 no. 2 bedroom apartments (Class C3) together with the installation of bike and bin stores and associated elevational alterations. *Approved 17 September 2024.*

054057/FO/SOUTH2/98

Change of use of 579A & 581 to Class A2 (Financial & Professional Services) with installation of new shopfront to 579-581. *Approved 7 May 1998.*

053903/FO/SOUTH2/98

Installation of auto teller machine. *Approved 30 March 1998.*

046134/FO/SOUTH2/94

Installation of new shopfronts to Barlow Moor Road and Silverwood Avenue elevations. *Approved 26 September 1994.*

F17463

Construction of a 1.800-metre-high chain link fence to car park at rear of Building Society Office. *Approved 17 May 1982.*

F16721

Alterations at ground floor level, including new shopfront for Building Society Office at No. 579 with a car park at the rear. *Approved 22 December 1981.*

F16045 (No.579 only)

Change of use from a shop to offices. *Approved 30 July 1981.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, EC1-3, EC9, C1, C2, C6, EN4, EN6, EN14, EN16-19;
- Saved policy DC26 of the UDP;
- Places for Everyone Joint Development Plan;
- Guide to Development in Manchester (SPD)
- Manchester Residential Quality Guidance.
- National Planning Policy Framework (NPPF);

Issues

Principle

The proposed extension and alterations to the host building do not raise any new concerns in relation to residential or visual amenity, or the operation of the highway. On this basis, the principle of development is considered satisfactory and in compliance with the aforementioned policy and guidance.

Specific planning issues are considered further below.

Design, Scale and Appearance

Whilst the proposed extension would extend approximately 8 metres in depth, adding around 4 metres beyond the existing rear boundary, its width and height remain unchanged from the previously approved scheme (Ref: 140033/FO/2024). Consequently, the extension would not encroach any further towards Silverwood Avenue and is not considered to have a significant adverse effect on views along the street. Further, large single-storey rear extensions are a well-established feature of the area's character, with substantial rear additions evident at properties including Nos. 567, 569, 571, 573, and 575 Barlow Moor Road.

In this instance, the proposed development is not expected to result in any unacceptable or significant impacts in terms of over-dominance, overlooking, or overshadowing.

As with the existing permission (Ref: 140033/FO/2024), the rear extension remains single-storey and includes high-level windows facing a blank gable and an intervening alleyway. While the proposal would bring neighbouring buildings along Silverwood Avenue into closer proximity, this relationship is consistent with several similar extensions found in the immediate area.

Waste Management and Cycle Storage

The general principle of waste management and cycle storage arrangements is considered acceptable.

Sufficient space for waste storage is shown to the rear of the existing building for both the residential and commercial uses. As was previously the case, waste would be collected from the rear yard by a private waste contractor.

The revised external layout of the scheme maintains adequate provision for waste and cycle storage whilst having no unacceptable adverse impact upon the amenity of occupiers of any existing neighbouring properties.

Residential Amenity

With reference to the proposed rear extension and the impact to neighbouring occupiers, it is not considered that any significant, undue impact would result in terms of any over-dominance, overlooking or overshadowing. The rear extension is single storey with high level windows that face onto a blank gable and intervening alleyway. Due to its scale, window positioning, interface distance and relationship with the nearest residential properties, any harm as a result of physical presence of the extension is highly unlikely.

The previously proposed rear access door has been relocated to the southern side elevation to mitigate any potential effects on neighbouring residents, particularly in relation to its proximity to the kitchen and any associated activity, noise, or odour.

In light of these considerations, the impact on neighbouring living conditions is considered to be acceptable, with no material concerns identified when compared to the extant rear extension.

Ecology and Biodiversity

The proposed development is exempt from legislative bio-diversity net gain requirements due to the affecting less than 25 sqm of on-site habitat and also as the development relates to a development of less than 9 units.

Construction Management

To ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included to ensure compliance with the submitted Construction Management Plan.

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 policies 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 and documents:

Drawings referenced 18719-PL101 and 18719-PL112 received by the City Council as Local Planning Authority on 13 June 2025 and drawings referenced 18719-PL107/A, 18719-PL109/A, 18719-PL110/A, 18719-PL111/B, received by the City Council as Local Planning Authority on 8 August 2025.

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

3) The development hereby approved shall only be implemented in accordance with the details shown on the submitted materials schedule referenced 18719-PL13/A, received by the City Council as Local Planning Authority on 26 August 2025.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to policies DM1 and SP1 The Manchester Core Strategy.

4) The cycle storage area shown on drawing referenced 18719-PL111, received by the City Council as Local Planning Authority on 8 August 2025 shall be implemented in full prior to the associated apartments hereby approved being occupied and shall remain available for use at all times thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

5) The bin storage areas shown on drawing referenced 18719-PL111, received by the City Council as Local Planning authority on 8 August 2025 shall be implemented in full prior to the development hereby approved being occupied and shall remain available for use at all times thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Construction Management Plan, received by the City Council as Local Planning Authority on 2 June 2025.

Reason - To safeguard the amenity of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Car Park Adjacent 436, Barlow Moor Road, Manchester, M21 0AB
1B Silverwood Avenue, Manchester, M21 8BN

577 Barlow Moor Road, Manchester, M21 8AE
1A Silverwood Avenue, Manchester, M21 8BN
Kentoms Garage, Silverwood Avenue, Manchester, M21 8BN
8 Silverwood Avenue, Manchester, M21 8BN
6 Silverwood Avenue, Manchester, M21 8BN
3 Silverwood Avenue, Manchester, M21 8BN
Flat Rear Of, 428 Barlow Moor Road, Manchester, M21 8AD
Flat 3, 7 Silverwood Avenue, Manchester, M21 8BN
Flat 2, 7 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 7 Silverwood Avenue, Manchester, M21 8BN
430A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 5 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 432 Barlow Moor Road, Manchester, M21 8AD
430 Barlow Moor Road, Manchester, M21 8AD
426A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 432 Barlow Moor Road, Manchester, M21 8AD
Flat 3, 5 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 5 Silverwood Avenue, Manchester, M21 8BN
426 Barlow Moor Road, Manchester, M21 8AD
432 Barlow Moor Road, Manchester, M21 8AD
428 Barlow Moor Road, Manchester, M21 8AD
583 Barlow Moor Road, Manchester, M21 8AE
424 Barlow Moor Road, Manchester, M21 8AD
10 Silverwood Avenue, Manchester, M21 8BN
4 Silverwood Avenue, Manchester, M21 8BN
9 Silverwood Avenue, Manchester, M21 8BN
577A Barlow Moor Road, Manchester, M21 8AE
424A Barlow Moor Road, Manchester, M21 8AD
2 Silverwood Avenue, Manchester, M21 8BN

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) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA