Planning

Growth & Development

Delegated officer report for planning application

Application no.	142654/FO/2025
Date registered valid:	8 April 2025
Proposal:	Replacement detached garages
Address:	263 Barlow Moor Road, Manchester, M21 7GJ
Ward(s):	Chorlton Park Ward
Applicant:	Loftus P Loftus & Son Ltd
Agent (if any):	Mr Ian Wareham, IW Design Services
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**02/06/2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:
Printed: 23 April 2025 Expired: 15 May 2025

Neighbour notifications
Printed: 23 April 2025 Expired: 15 May 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 application relates to two single storey detached garages at the rear of the property on Barlow Moor Road in the Chorlton Park Ward of Manchester. The garages are accessed via the side of the parade of shops on Barlow Hall Road.



Listed building: Not applicable.

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Barlow Moor Road is an arterial A-road in south Manchester, it is mixed use in character in this area with a number of commercial buildings on Barlow Terrace and residential properties further

along Barlow Moor Road and on the surrounding streets. The site is adjacent to the large Southern Cemetery.

Description of development
The applicant is seeking permission for the demolition of the existing two detached garages and erection of two new single storey garages to the rear with a slight increase in dimensions.

Consultations & Notification Responses
As per appendix 1 – Neighbouring residents were notified and asked for comments on the proposed application – No comments or objections were made.

Highway Services – No objections to the proposal – Requests further clarity on measurements of the proposal – however it is noted the applicant has already provided scaled drawings showing internal and external measurements.

Planning History
This application is the second phase of modernising the facilities at this business, with the other garages being replaced and slightly enlarged approved last year. Planning reference: 139651/FH/2024.

Policy
The following policies are considered relevant in the considerations of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EC1 – Existing Employment Space
- Policy EN1 – Design Principles and Strategic Character Areas

Places for Everyone
Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the demolition of two existing garages and the replacement with two similar garages to better suit a business's current needs. This is considered acceptable in principle as it is sometimes necessary to alter or extend a property to meet the changing needs of a business. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the proposal is to only rebuild the garage, it is not considered that the proposed extension would give rise to any significant impacts.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed garages would be sited in the yard at the rear of the property, in the same position as the existing garages, albeit with slightly larger dimensions. they will have a flat roof with a maximum height of 6000mm, 20mm higher than the existing roof, and will largely follow the same footprint as the existing garages and will not add any significant massing to the site. The internal dimension of the double garage will measure 6.15m x 6.1m with a height of 5510mm. The internal dimensions of the single garage will measure 6.15m x 2.975mm. Both internal spaces offer sufficient room for vehicle parking, and it is also noted that the singular garage is primarily used for storage of equipment rather than vehicles.

It is considered that the single-story rear detached garages would not result in an 'excessively large or bulky' addition to the property. The proposal therefore accords with policies SP1 and DM1 of the Manchester Core Strategy.

Design / Visual Amenity

The proposed garages would be in brick slips to match the adjacent building and other garage opposite, with a flat roof and powder-coated roller shutters to match the existing garage. Both side elevations and the rear elevation would remain blank and featureless, whilst the front elevation would feature roller shutter doors. As it is to be sited at the back of the property, the rear garage would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

The removal of the low-quality concrete/pebble dash garages and replacement of brick finished garages would have a positive impact on the visual amenity of the site. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be positive.

Residential Amenity

Although the proposed garages are close to the neighbouring boundaries, none the side elevations will feature any windows that could cause privacy concerns from neighbours, in addition, the height of the single storey addition is not considered to be excessively large, and it is not anticipated to cause a loss of daylight for any neighbouring properties.

In addition, no objections from neighbouring residents were received in response to this application. The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Parking
The proposal is for the demolition of the 2no. (1 single 1 double) and the erection of a slightly larger garage structure but will not increase or decrease the amount of parking at this property.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed single-storey detached garages are acceptable in terms of their principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy policies DM1, SP1, EC1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a) Drawing – Plans and Elevations – No. 263BR/010A– Received 03/06/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the plans referenced 263BR/010A in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

267 Barlow Moor Road, Manchester, M21 7GJ
265B Barlow Moor Road, Manchester, M21 9GJ
265A Barlow Moor Road, Manchester, M21 7GJ
265 - 271 Barlow Moor Road, Manchester, M21 7GJ
261A Barlow Moor Road, Manchester, M21 7GJ
5 Barlow Hall Road, Manchester, M21 7JL
Flat B, 257 - 259 Barlow Moor Road, Manchester, M21 7GJ

Flat A, 257 - 259 Barlow Moor Road, Manchester, M21 7GJ
257 - 259 Barlow Moor Road, Manchester, M21 7GJ
261 Barlow Moor Road, Manchester, M21 7GJ
38 Grindley Avenue, Manchester, M21 7NF
36 Grindley Avenue, Manchester, M21 7NF
34 Grindley Avenue, Manchester, M21 7NF
32 Grindley Avenue, Manchester, M21 7NF
9 Barlow Hall Road, Manchester, M21 7JL
7 Barlow Hall Road, Manchester, M21 7JL
11 Barlow Hall Road, Manchester, M21 7JL

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) -
Area Team Boundary - Name: SOUTH AREA