

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142457/FO/2025

Date registered valid: 16 April 2025

Proposal: Erection of a single storey rear extension to form additional living accommodation and use of part of the rear garden as additional car parking for the adjoining doctors' surgery.

Address: 274A Barlow Moor Road, Manchester, M21 8HA

Ward(s): Chorlton Park Ward

Applicant: Mr Syed Rizvi

Agent (if any): Mr Ian Pleasant, Jay Ashall Partnership

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 June 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 May 2025

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/area

274a Barlow Moor Road is a 2 storey semi-detached dwellinghouse located on the northern side of Barlow Moor Road. There are residential properties to the north and east of the property, as well as to the south on the opposite side of Barlow Moor Road. To the west, stands a GP surgery, which is in the same ownership at the application property.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to demolish the existing single storey rear extension and replace it with a new extension to provide a family room. In addition, the applicant is proposing to extend the car park at the rear of the GP's surgery into a part of the rear garden of no. 274a Barlow Moor Road in order to provide four additional car parking spaces.

Consultations & Notification Responses

Local Residents – One letter of objection has been received, the comments are summarised as follows:

- The party walls should be soundproofed.
- The boundary fence between the two properties should be made of composite not concrete fencing.
- None of the existing boundary plants shall be moved without agreement before the fence is erected.
- No razor wire shall be visible from the neighbouring property as it is now.

Highway Services – Has made the following comments:

- Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.
- 2 in-curtilage car parking spaces will be provided within the red line boundary of the site for the residential aspect of the development.
- The rear of the site will be reconfigured as car parking for the adjacent medical centre. It is understood that 8 car parking spaces are currently in place at the medical centre. The extended car park will provide 12 car parking spaces. This is acceptable in principle.

Environmental Health – No objections but suggests limiting construction hours.

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.

Saved UDP Policies – Policy DC1, *Residential Extensions*. – Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;
- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d) the overall appearance of the proposal in the street-scene;
- e) the effect of the loss of any on-site carparking.

Policy DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b) they do not create an undue loss of sunlight, daylight or privacy;
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

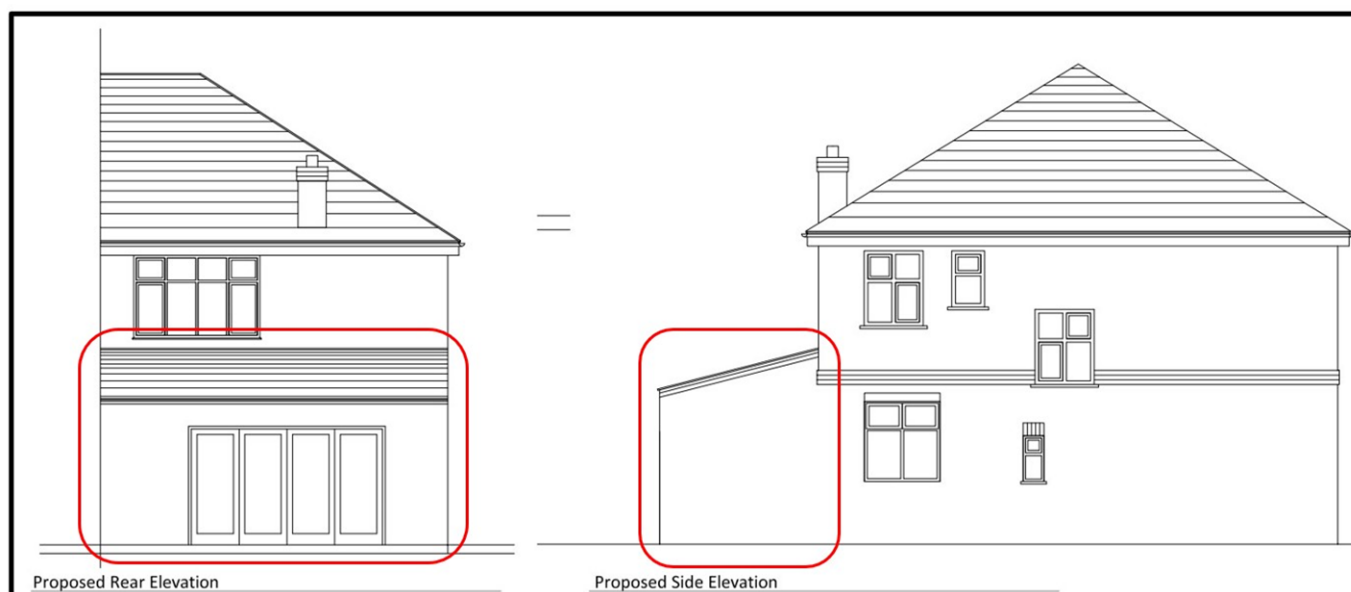
- d) they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a) rearward extensions greater than 3.65m (12 ft) in length;
- b) 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c) 2-storey extensions to terraced properties which occupy the full width of the house;
- d) flat roofed extensions to bungalows;
- e) extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Issues

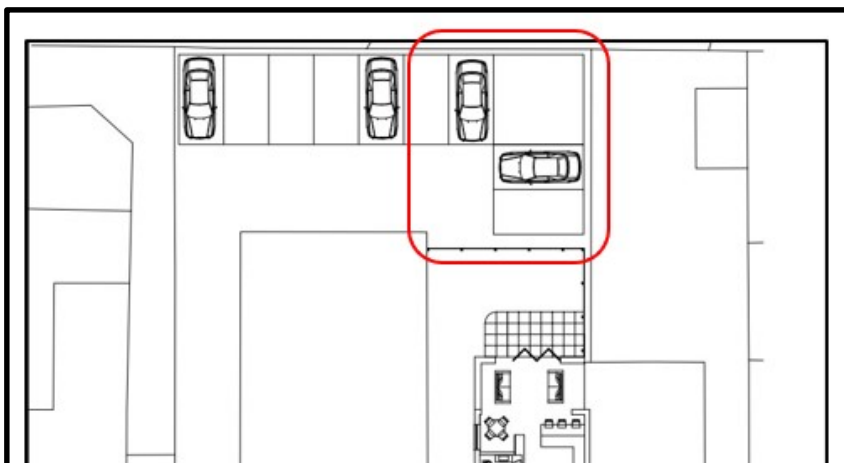
Design – The single storey rear extension would be constructed from matching brick and topped with matching tiles. The side elevation has been left blank, while the rear elevation would contain a large bi-folding door. The design of the rear extension, which can be seen below, is considered acceptable.



Siting – The extent and siting of the rear extension, i.e. 2.8 metres, is considered acceptable.

Car Park Extension – The extension to the car park would provide an additional four parking spaces for use by the GP's surgery, the provision of which is welcomed in an effort to remove instances of on-street and inconsiderate parking.

Residential Amenity – Given the height (2.7 to 3.5m) and siting of the proposed extension, it is not considered that the proposal

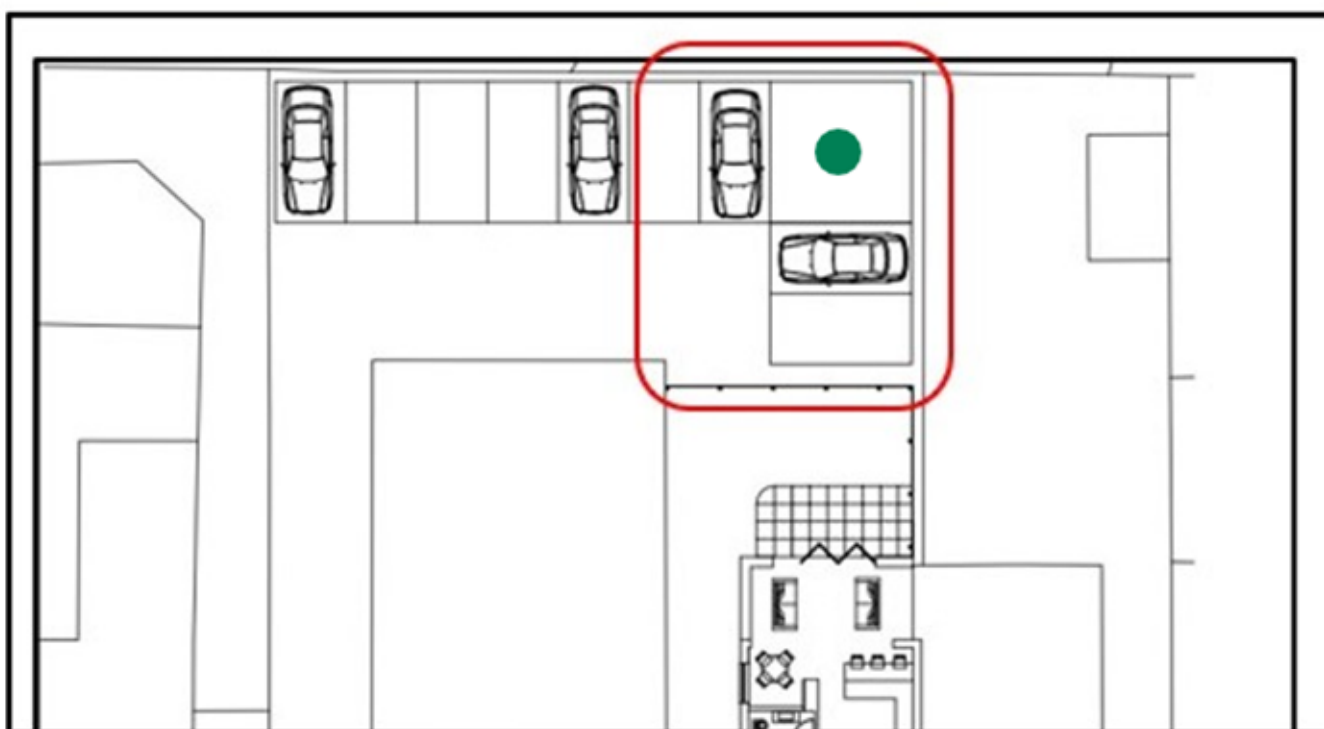


would lead to undue overshadowing or a loss of privacy. As a result, it is not considered that the proposed extension would have a detrimental impact upon the existing levels of residential amenity enjoyed by the neighbouring occupiers.

In terms of the impact of the car park extension, as it would only provide space for an additional four cars it is not considered that the activity associated with their comings and goings would have an unduly detrimental impact upon residential amenity levels.

Boundary Treatment – The provision of suitable boundary fencing would be the subject of a planning condition.

Landscaping and Biodiversity Net Gain (BNG) – Although the site is too small to fall under the formal requirements of Biodiversity Net Gain (BNG), there remains a meaningful opportunity to contribute positively to the local environment by planting a tree in the corner of the proposed car park extension, annotated by the green dot below. Imposition of a landscaping condition would ensure that it is planted.



Other Issues Raised by the Objector – The provision of adequate sound proofing is a matter controlled by Building Regulations, complying with these regulations would ensure that the correct sound proofing is provided.

Regarding boundary plants, unfortunately their retention is not a material planning consideration or subject to any planning regulations.

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 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 and documents:

- a) Location Plan 1717L01, received on 17 March 2025
- b) Site Plan 1717 100, received on 17 March 2025
- c) Site Plan Proposed 1717 105, received on 17 March 2025
- d) Proposed Plans and Elevations 1717 106A, received on 31 March 2025

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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Prior to the commencement of above ground works, details of the proposed boundary treatment along the perimeter of the rear garden, along with a timetable for its installation, shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason - In the interests of residential and visual amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

5) Prior to the commencement of above ground works, a tree planting scheme for the car parking area hereby approved shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the car parking is occupied.

If within a period of 5 years from the date of the planting of the tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
46 Houghend Avenue, Manchester, M21 7SB
331 Barlow Moor Road, Manchester, M21 7QH
274 Barlow Moor Road, Manchester, M21 8HA
272A Barlow Moor Road, Manchester, M21 8HA
48 Houghend Avenue, Manchester, M21 7SB
333 Barlow Moor Road, Manchester, M21 7QH

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