MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142601/FO/2025
Date registered valid:	31 March 2025
Proposal:	Retention of Change of Use of First Floor Residential Flat (Class C3) to Office (Class E)
Address:	289A Barlow Moor Road, Manchester, M21 7GH
Ward(s):	Chorlton Park Ward
Applicant:	Alison Broadburst Home Instead
Agent (if any):	Mr James Darwent Darwent Architecture Ltd
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 May 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:
Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications
Printed: 16 April 2025 Expired: 10 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 property that is the subject of this change of use application is a 2 storey brick built semi-detached property. It has a deep forecourt to the front of the property which is used to park two vehicles, and 2 metre high double timber gates to the side which lead to a driveway that runs alongside the property and provides further off road parking down the side and to the rear. Beyond that is garden area. The ground floor is occupied by offices for Home instead senior Care, which provides adult social care for people within their own homes. When Covid struck the upper floor which had previously been in use as a residential flat was changed in nature to become additional office space to enable to continued provision of home care for the elderly whilst socially distancing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is a mix of residential, interspersed with commercial properties in such uses as hairdressers, dry cleaners, newsagents and eateries to the ground floor, with some having further office / storage to the first floors, or residential above. On the opposite side of the road is the chapel and crematorium for Manchester Crematorium. The majority of the frontage is occupied by residential properties of the same size and style as the proposal site until you hit Chorlton District centre to the east.

Description of development
The proposal is for the retention of the first floor as offices, they changed from residential accommodation in 2020 during the Covid crisis, to enable safe distancing for key workers to ensure the safe provision of domiciliary care for the elderly in their own homes. This situation has remained, however as part of the change of use of the first floor there has never been an

increase in staffing levels at the site. The applicants now wish to regularise the change of use on a permanent basis.

Consultations & Notification Responses
Environmental Health- No objections to the proposal.

Highways- No objections to the proposal

Issues

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 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.
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 for which more detailed guidance may be given within a supplementary planning document:-

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.

Green Infrastructure including open space, both public and private.

Flood risk and drainage.

Policy H6 – Relates to housing provision within south Manchester and seeks to direct high density development towards district centres and elsewhere to provide housing to meet identified shortfalls including family housing and needs of elderly people and affordable housing.

Principle of the Proposal - The principle of extending the offices into the first floor, in order to better operate and more comfortably accommodate staff, is acceptable in principle. Notwithstanding this, issues relating to, loss of residential use, parking, impact on pedestrian safety and residential amenity must be assessed.

Residential Amenity - Given that the use is not intensified from the numbers that have historically operated from just the ground floor of the premises and that they are only operating office hours, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by neighbouring properties. In effect there would be limited comings and goings beyond 5:00pm which is potentially less likely to impact neighbouring residential amenity when compared to 24-hour residential use. It is noted that the premises has been in a longstanding commercial uses and operates within a mixed commercial/residential area. It is not considered in this instance that the use of the first floor for an office use would give rise to unacceptable impacts on residential amenity to warrant refusal.

Visual Amenity – There are no elevational alterations proposed, and the parking provision in the rear yard is to be retained, so as such is not introducing an alien element to the rear, this having had the area created as a hardstanding many years before. It is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Loss of residential unit – The formalisation of a commercial use at first floor would remove a historic residential use of this space. There is no planning history to indicate the number of residential units that would have been in situ, but the floor space is equivalent to first floor areas of semi-detached properties within the immediate area. Whilst the proposal would remove the

residential use this is not considered to be so significant, given the mixed commercial/residential context of the immediate area and longstanding commercial use of the property to warrant refusal in this instance. The current requirements of the existing business located at the property requires additional space and in this instance this is considered to outweigh the loss of the residential use.

Car Parking - The proposal brings with it 5 parking spaces to be used by staff and visitors. Two of these are proposed to the frontage on the forecourt, with three formally demarcated for use to the rear of the property. There are existing dropped kerbs to facilitate access to both the forecourt and the rear parking spaces.

In addition, there is layby parking on the slip road that runs between the commercial / residential properties, the pavement and Barlow Moor Road itself.

Pedestrian and Highway Safety - The proposal would not have a detrimental impact upon the existing levels of pedestrian and highway safety within the vicinity of the site.

Cycle Storage - A condition requiring the submission of details for cycle storage shall be attached to any consent granted to provide alternative modes of transport to the car

Refuse Storage - The existing refuse storage and collection arrangements will remain in place, and as the use is not to be intensified it is not considered necessary to impose the standard waste management condition.

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. The application has been determined in accordance with both local and national policies.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
496_PL006 Revision A Proposed Ground and First Floor Layout Received 27th May 2025
Design and Access Statement Received 31st 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 Core Strategy.
2) Details of safe and secure cycle parking shall be submitted to and approved in writing by the City Council as local planning authority within three months of the date of this planning consent. The cycle parking shall be made available for use so long as the use hereby approved is operational.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

12 Larmuth Avenue, Manchester, M21 7LN
12 Leeswood Avenue, Manchester, M21 7LR
291 Barlow Moor Road, Manchester, M21 7GH
289 Barlow Moor Road, Manchester, M21 7GH
14 Larmuth Avenue, Manchester, M21 7LN
10 Larmuth Avenue, Manchester, M21 7LN
8 Leeswood Avenue, Manchester, M21 7LR
287 Barlow Moor Road, Manchester, M21 7GH
10 Leeswood Avenue, Manchester, M21 7LR
20 Larmuth Avenue, Manchester, M21 7LN
16 Larmuth Avenue, Manchester, M21 7LN
18 Larmuth Avenue, Manchester, M21 7LN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA