

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141521/FO/2024

Date registered valid: 15 November 2024

Proposal: Erection of a ground floor rear extension to facilitate a new surgery and decontamination room, and other associated works

Address: Wood And Woolfstein Dental Practice, 452 Barlow Moor Road, Manchester, M21 0BQ

Ward(s): Chorlton Ward

Applicant: Wood & Woolfstein

Agent (if any): Mr Alex Ashby, Rapleys LLP

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07/01/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18/12/2024

Standard consultations:

Printed: 19 November 2024

Expired: 10 December 2024

Neighbour notifications

Printed: 19 November 2024

Expired: 10 December 2024

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 a two-storey detached dental practice (Class E) on Barlow Moor Road. The property is faced with stone on the front façade timber gable ends, the side and rear elevation of the building is red brick, the roof is pitched with slate roof tiles. The property has a paved forecourt and a garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located on Barlow Moor Road, the main throughfare in Chorlton District Centre, opposite the Chorlton Cross Centre. The area is mixed use but predominantly commercial in nature, with businesses facing Barlow Moor Road and residential dwelling down Warwick Road and Selbourne Road, as a result the sites garden borders both commercial and residential gardens.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to provide additional space for business use.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – 1no. neutral comment that can be summarised as follows: Concern over the longevity of using a flat roof.

Highways Services – No objection to the scheme.

Environmental Health – No objection to the scheme, request NSE6 condition is added for the relocated and new A/C units. This has been conditioned.

Policy

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 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 principle of erecting a single storey rear extension to provide additional business space for an existing and established business is considered acceptable in this instance, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with policies DM1 and SP1 of the Manchester Core Strategy

Sitting, Scale and Mass

The proposed extension would be single storey and located at the rear of the property, it would project back by 4.5m and span 6.58m across the rear wall of the building, it would have a flat roof with a maximum height of 3.2m. There would be gaps of 965mm to the boundary with no.450 and 1700mm to the boundary with no.454. The addition would be sited entirely at the rear of the property and would not be visible from the street.

The scale of the proposal is slight in relation to the house building and the curtilage of the site, meaning that it would not provide an overbearing impact upon the residential amenities of surrounding properties or the character of the street or conservation area. As a result, it is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for extensions set in policies DM1 and SP1 of the Core Strategy.

Design and Visual Amenity

The proposal is for a rear ground floor extension that would be constructed of brickwork to match with a flat roof and white uPVC windows on the rear elevation and ventilation grills, A/C unit and a white uPVC door on the side elevation. The addition would be wholly at the rear of the building so 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 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 minor.

Residential Amenity

The proposed extension would project back by 4.5m and would leave gaps to the boundary of 965mm with no.450 and 1700mm with no.454. There would be 2no. windows on the rear elevation with a uPVC door on the side elevation. Given the large rear garden at this site and the detached and set back nature of the building, the proposed rear windows should not introduce issues associated with overlooking on neighbouring residents nor reduce the level of privacy currently enjoyed by any residents.

As the proposal does not extend beyond the rear wall of no.450 Barlow Moor Road with a significant setback from no.454, and as the maximum height of the roof is 3.2m, it is considered

that the proposal should not cause an undue loss of light, outlook not introduce an overbearing presence for neighbouring residents.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1.

Operating Hours

The covering letter submitted with this proposal applies for the increase of opening hours from the established opening hours:

Current:

- Monday-Thursday 9:00am – 5:30pm.
- Friday 8:00am – 4:00pm.
- Saturday – Sunday – Closed

Proposed:

- Monday – Thursday 9:00am – 8:00pm.
- Friday – 8:00am – 8:00pm.
- Saturday 8:00am - 8:00pm.
- Sunday – Closed.

As there are no existing planning controls in place with relation to opening hours, and as the proposed extension of opening hours was not included in the description of development. It would not be reasonable to assess these proposed changes within this application.

Noise

As the adjoining and neighbouring properties are within 2.5m and 2.35m of the proposed and relocated A/C units, consideration must be given to the proposals potential to cause noise pollution to these properties. As per Environmental Health's feedback, a pre-commencement condition has been attached to the decision notice to ensure a noise impact survey is carried out and approved by the City Council to ensure the noise of the units does not create levels of harm for neighbouring properties. This condition should also address the concerns raised in the objection to the proposal.

Conclusion

Given the above issues, it is considered that the proposed single storey rear extension is acceptable in terms of its 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 policies DM1, SP1, 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 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 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 - Location Plan – 15th of November 2024 – Drawing number: 24-02222-6
- b. Drawing –Proposed Elevations - 15th of November 2024 – Drawing number: 24-02222-4
- c. Drawing – Proposed floor plan - 15th of November 2024 – Drawing number: 24-02222-2

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 application form 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.

5. NSE6 (External plant/equipment/servicing)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Car Parking Spaces, 448 Barlow Moor Road, Manchester, M21 0BQ
448C Barlow Moor Road, Manchester, M21 0BQ
19A Keppel Road, Manchester, M21 0BP
19 Keppel Road, Manchester, M21 0BP
Flat 2, 450A Barlow Moor Road, Manchester, M21 0BQ
Flat 1, 450A Barlow Moor Road, Manchester, M21 0BQ
448B Barlow Moor Road, Manchester, M21 0BQ
448A Barlow Moor Road, Manchester, M21 0BQ
Second Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
456 - 458 Barlow Moor Road, Manchester, M21 0BQ
The Beagle, Ground Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
First Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
450A Barlow Moor Road, Manchester, M21 0BQ
3A Warwick Road, Manchester, M21 0AU
31 Keppel Road, Manchester, M21 0BP
454 Barlow Moor Road, Manchester, M21 0BQ
6 Selborne Road, Manchester, M21 0BL
29 Keppel Road, Manchester, M21 0BP
23 Keppel Road, Manchester, M21 0BP
21 Keppel Road, Manchester, M21 0BP
4 Selborne Road, Manchester, M21 0BL
11A Warwick Road, Manchester, M21 0AU
7 Warwick Road, Manchester, M21 0AU
5 Warwick Road, Manchester, M21 0AU
3 Warwick Road, Manchester, M21 0AU
1 Warwick Road, Manchester, M21 0AU
450 Barlow Moor Road, Manchester, M21 0BQ
27 Keppel Road, Manchester, M21 0BP
1A Warwick Road, Manchester, M21 0AU
448 Barlow Moor Road, Manchester, M21 0BQ
11 Warwick Road, Manchester, M21 0AU
9 Warwick Road, Manchester, M21 0AU

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