MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140450/FO/2024
Date registered valid:	5 July 2024
Proposal:	Erection of ground floor extension and first-floor extension
Address:	Burton Dental Care, 125 Burton Road, Manchester, M20 1JP
Ward(s):	Old Moat Ward
Applicant:	Dr Mohammed Alhimdani
Agent (if any):	Mr Mohammed Taghlebi
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 August 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 July 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 26 July 2024 Expired: 16 August 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

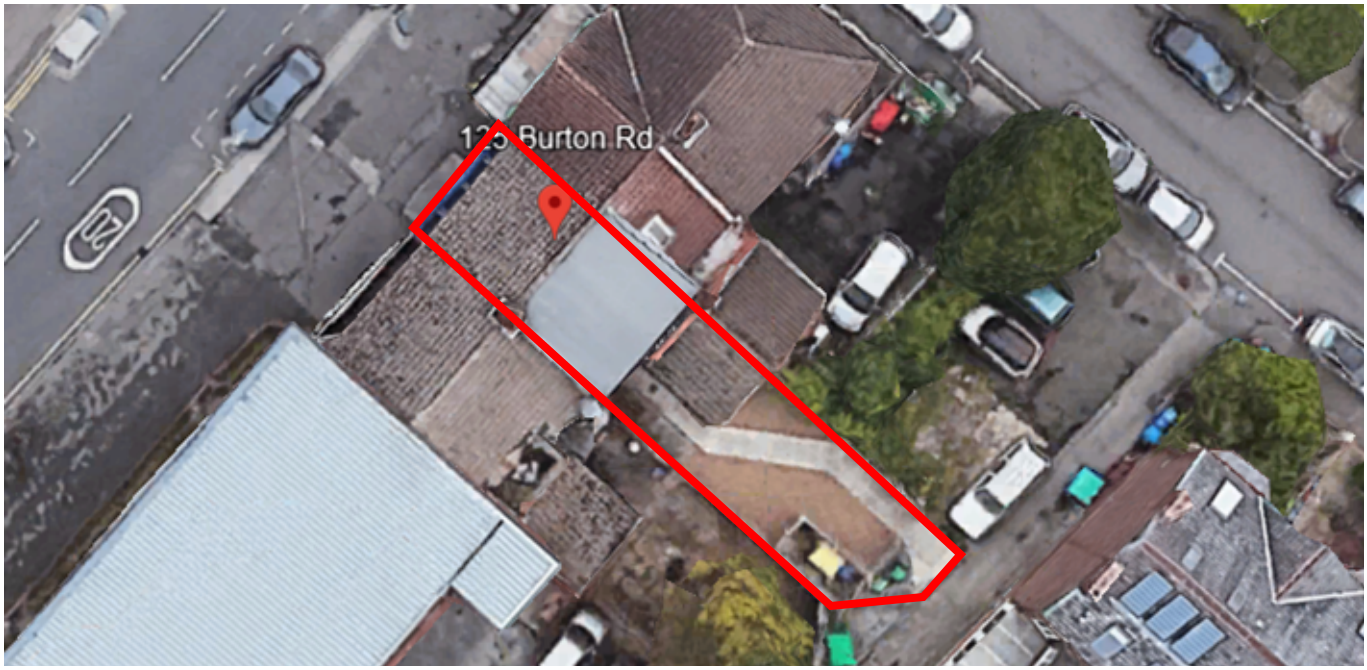
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced property of red/brown brick with a red concrete tile dual pitch roof. The property features white uPVC windows, fascia signage at ground floor level, large panels of glazing and an access ramp to the front, a part-single / part-two storey outrigger to the rear, a rear dormer extension, and a rear yard with a staircase leading to basement level. The submitted information indicates that the property is used as a dental practice (class E) at ground and first floor level, with previous permissions indicating that the dormer space is utilised as an office/storeroom.




GROCERIES
HALAL MEAT
No. 125
Burton Dental Care
burtondentalcare.co.uk
0161 438 0446
CONTINENTAL
01614450560










GENERAL WAS

Description of area

Burton Road is a relatively busy thoroughfare which connects the centre of Withington Village with West Didsbury. This stretch of the road comprises one of West Didsbury's main high streets, featuring a strong commercial precedent with bars, restaurants, and other retail uses along either side of the highway. The surrounding streets are predominantly residential in terms of their character, consisting of terraced and semi-detached dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a ground-floor rear extension together with a first-floor rear extension.

Planning history

055239/FO/SOUTH2/98 - Retrospective application for elevational alterations including sloping roof to front elevation – **APPROVED** (01.12.1998).

085287/FU/2007/S2 - Change of use from Estate Agents (Class A2) to Dentist Surgery (Class D1) – **APPROVED** (04.02.2008).

120860/FO/2018 - Installation of dormer to rear – **APPROVED** (02.011.2018).

ENF/14595/19 - Enforcement Enquiry: Development not in accordance with approved plans – **CASE CLOSED** (24.08.2020).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

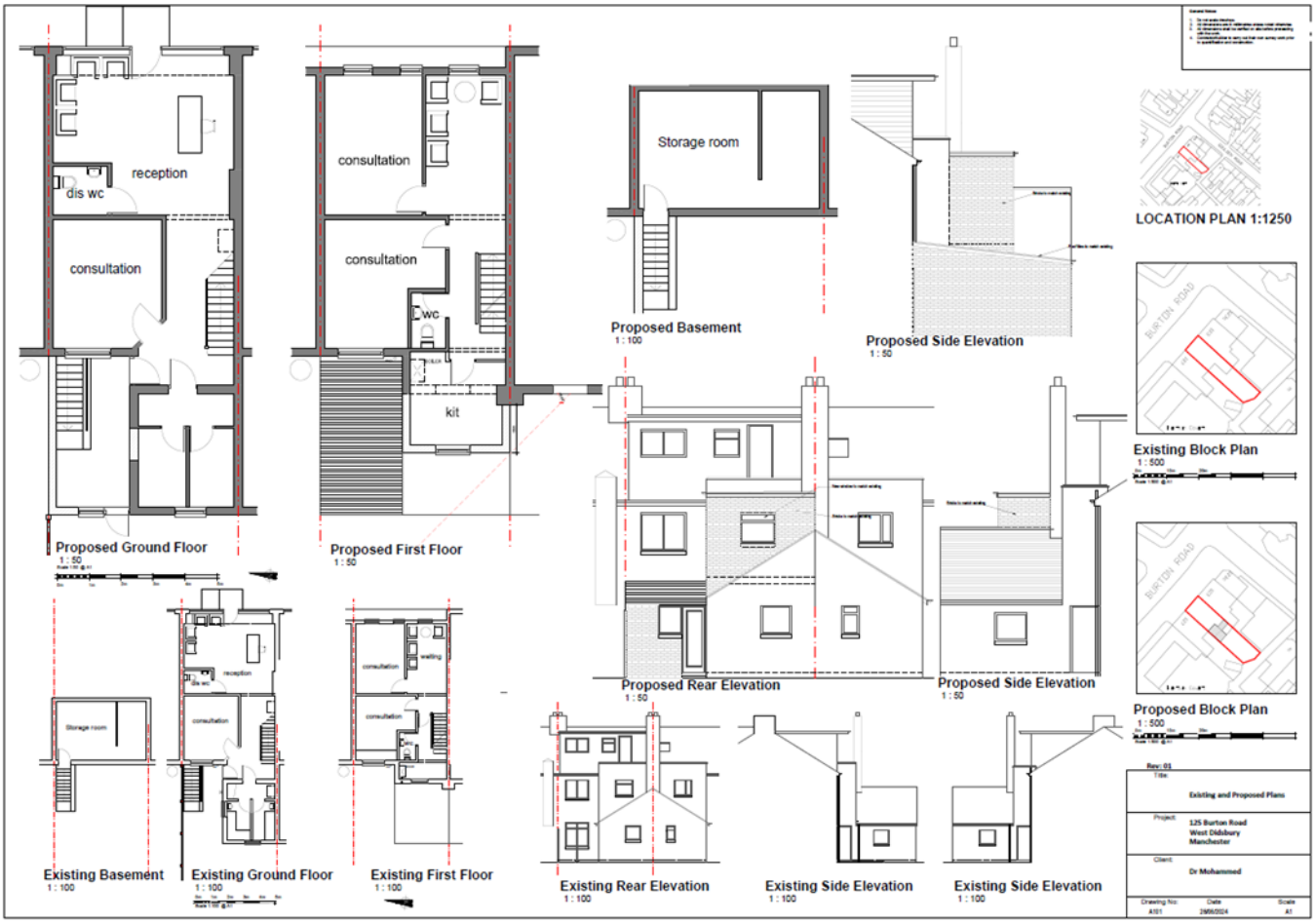
The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1 – Sustainable Places



Submitted amended existing and proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Principle – the principle of erecting a single storey rear extension together with a first-floor rear extension to provide additional space for a dental practice is acceptable, however, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing southeast, acting as an infill between the existing rear outrigger and the boundary shared with No.127 Burton Road. It would project approximately 4.948m rearwards from the existing building, with a width of 2.533m, a mono pitch roof height of 2.929m, and an eaves height of 2.205m. It would be sited along the boundary shared with No.127 Burton Road.

The first-floor extension would also be sited at the rear of the property, atop of the existing outrigger, facing southeast. It would project 1.858m along its southwestern edge and 1.5m rearwards along its northeastern edge, with a width of 3.365m, and a flat roof height of 5.686m. It would be sited along the boundary shared with No.123 Burton Road and would maintain a gap of 2.538m to the boundary shared with No.127 Burton Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions are understood as being subservient to the existing building in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the proposal would be built of brickwork and roof tiles to match the existing. In terms of its elevational features, the single storey rear extension would feature 1no. window and 1no. outward-opening door to the rear, a blank southwestern side elevation, and a blank roof. The first-floor rear extension would feature blank side elevations, 1no. window to the rear, and a blank roof form.

Sited at the rear of the property, the proposal would be visible from specific viewpoints along Goulden Road, however its use of matching materials should ensure that it does not form a prominent visual feature within this locale. Moreover, whilst the Council does not usually support flat roof forms at first-floor level, the proposal's flat roof is considered acceptable in these circumstances given the existing precedent for roof forms of this type in this area, with first and second floor flat roofs present at No.123, No.127 and No.129 Burton Road, as well as the application property itself. The proposed roof form is therefore considered to be in-keeping with the existing character and appearance of the surrounding properties and extensions.

The design and appearance of the proposal is therefore considered to be acceptable given that any perceived harm caused to the visual amenity of the area would be regarded as less than substantial and would be justified by the existing precedent for this type of built form within this locale.

Residential amenity – given that the single storey rear extension would feature a maximum height of 2.929m, would be sited southwest of the existing rear outrigger, and northeast of No.127 Burton Road, with subservient dimensions to the existing building and with blank side elevations, it is considered that it should not cause issues associated overshadowing, loss of light, loss of privacy or loss of outlook, nor should it introduce an overbearing presence into the area.

Similarly, given the relatively minor rearward projection of the first-floor extension (1.5m), combined with its maximum height of 5.686m, subservient dimensions, and blank side elevations, it is considered that it should not cause issues associated overshadowing, loss of light, loss of privacy or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and waste storage and parking as it broadly complies with policies DM1 and SP1 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Application for Planning Permission', numbered 'PP-13207817', stamped as received by the City Council as Local Planning Authority on the 5th July 2024.
'Existing and Proposed Plans', numbered 'A101 REV 01', stamped as received by the City Council as Local Planning Authority on the 28th August 2024.

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

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

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building 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 extensions, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 4, 11 Central Road, Manchester, M20 4YE
Flat 3, 11 Central Road, Manchester, M20 4YE
9B Central Road, Manchester, M20 4YE
3 Central Road, Manchester, M20 4YE
1C Central Road, Manchester, M20 4YE
1B Central Road, Manchester, M20 4YE
1A Central Road, Manchester, M20 4YE
1 Central Road, Manchester, M20 4YE
5C Central Road, Manchester, M20 4YE
5B Central Road, Manchester, M20 4YE
3D Central Road, Manchester, M20 4YE
3C Central Road, Manchester, M20 4YE
3B Central Road, Manchester, M20 4YE
3A Central Road, Manchester, M20 4YE
Flat D, 4 Goulden Road, Manchester, M20 4ZF
Flat 2, 11 Central Road, Manchester, M20 4YE
9 Central Road, Manchester, M20 4YE
2 Goulden Road, Manchester, M20 4ZF
123 Burton Road, Manchester, M20 1JP
123B Burton Road, Manchester, M20 1JP
Flat C, 4 Goulden Road, Manchester, M20 4ZF
123C Burton Road, Manchester, M20 1JP
9A Central Road, Manchester, M20 4YE
Flat 1, 11 Central Road, Manchester, M20 4YE
5 Central Road, Manchester, M20 4YE
5D Central Road, Manchester, M20 4YE
5A Central Road, Manchester, M20 4YE
Flat, 125 Burton Road, Manchester, M20 1JP
127 Burton Road, Manchester, M20 1JP
127A Burton Road, Manchester, M20 1JP
Flat B, 4 Goulden Road, Manchester, M20 4ZF
Flat A, 4 Goulden Road, Manchester, M20 4ZF
123A Burton Road, Manchester, M20 8JP
11 Central Road, Manchester, M20 4YE

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA