

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139651/FO/2024

Date registered valid: 9 April 2024

Proposal: Erection of single storey detached garage following demolition of existing.

Address: 263 Barlow Moor Road, Manchester, M21 7GJ

Ward(s): Chorlton Park Ward
ity

Applicant: Loftus P Loftus & Son Ltd

Agent (if any): Mr Ian Wareham IW Design Services

Case officer: Jake Walther
Tel: 0161 234 1625
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **28/05/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19/04/2024

Standard consultations:

Printed: 16 April 2024 Expired: 8 May 2024

Neighbour notifications

Printed: 16 April 2024 Expired: 8 May 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 single storey detached garage to the rear of the property on Barlow Moor Road in the Chorlton Park Ward of Manchester. The garage has access to the side of the parade of shops on Barlow Hall Road.



Figure 2. Front View of Property.



Figure 1. Development Area.

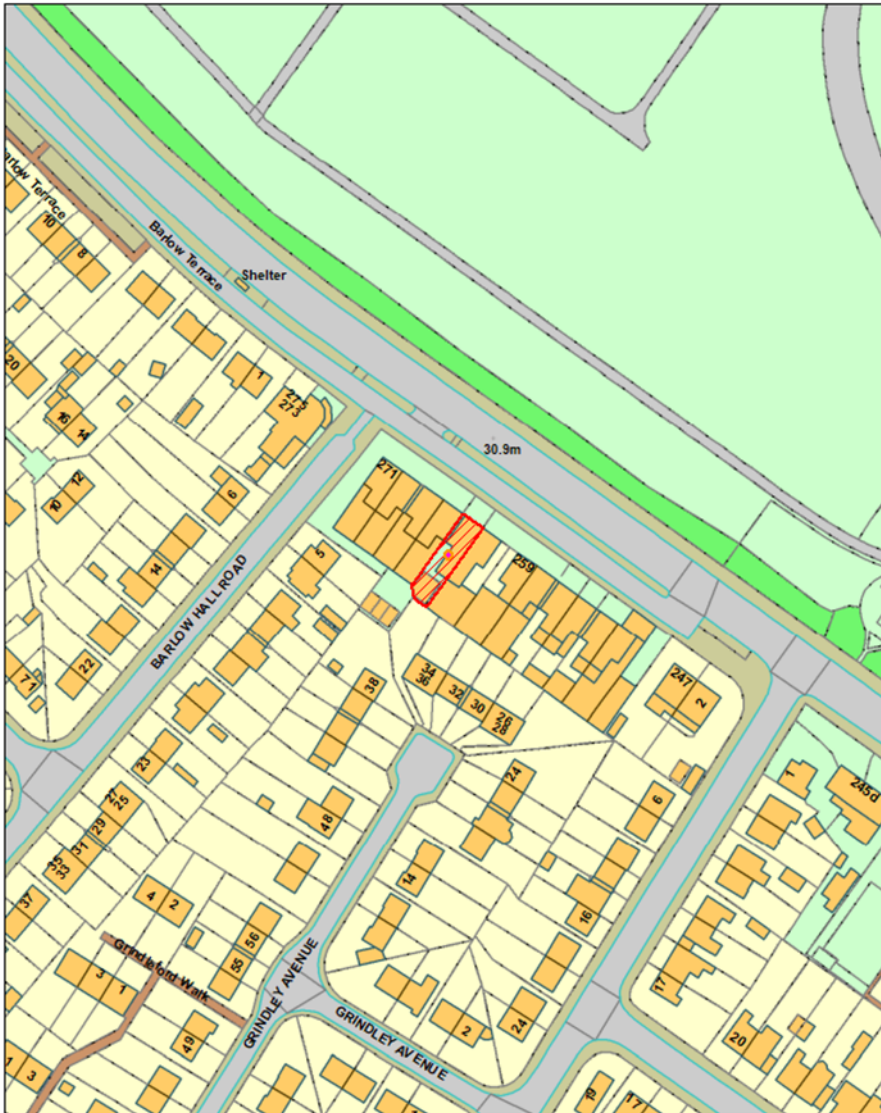
Listed building: Not applicable.

Conservation area: Not applicable.

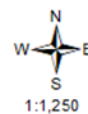
Tree Preservation Order: Not applicable.

Description of area

Barlow Moor Road is an important 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.



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Description of development

The applicant is seeking permission for the demolition of the existing detached garage and erection of a new single storey garage to the rear with a slight increase in dimensions from 5869mm x 6897mm with a height of 2578mm to 6553mm x 7307mm with a proposed height of 3310mm. The proposed materials are brick to match the existing main building, with a parapet flat roof and upstand to match the adjoining property and obscure glazed roof lights.



EXISTING SIDE ELEVATION
1:100 @ A1 (NW Facing -typical section thru' extension)



PROPOSED SIDE ELEVATION
1:100 @ A1 (NW Facing -typical section thru' extension)

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 - The proposed development is not located on the adopted highway and is acceptable in principle.

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

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- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

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
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

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 erection of a single storey rear garage 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 additional waste or car parking pressures.

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 single storey garage would be sited at the rear of the property, in the position of the already existing garage of a slightly smaller dimension. It would have a flat roof with a maximum height of 3310mm with obscure glazing roof lights, with an increased internal floorspace from 37.6sqm to 39.3sqm to allow for additional room for modern hearses. The garage will reach the boundary wall with 265-271 Barlow Moor Road and will leave a 400mm gap to the boundary with 261 Barlow Moor Road, both of these properties have been extended

to the rear so it is not anticipated that the increase in size of the garage will become an overbearing presence in this area.

It is considered that the single-story rear detached garage is subservient to the host building and as such it is deemed as acceptable as it 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 garage would be built using brickwork and a black flat roof to match the existing host property. Both side elevations of the proposal will remain blank and featureless, whilst the corner elevation will feature 1no. garage door and the front elevation (facing the property) will feature 1no. door, the roof will feature 2no. skylights. As it is to be sited at the back of the property, the rear extension 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

Although the proposed detached garage is close to the neighbouring boundaries, none of the side elevations will feature any windows that could cause a loss of privacy for the 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 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 a single garage and the erection of a slightly larger single garage 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 rear garage 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 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 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 263BR/050, – Proposed Plans– Received 09/04/24.

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 of the hereby permitted development 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.

Appendix 1 – List of consultees & neighbours notified.

Highway Services

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
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

Appendix 2 – Planning constraints.

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA