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Dear Sir/Madam

Planning Application for front extension and internal alteration to the building at 221 Upper Chorlton Road, M16 ODE

Please find enclosed a planning application for the above proposal on behalf of our client IVC Evidensia UK (the applicant).

The application comprises the following documents:

- Application form
- Location Plan
- Site Analysis
- Proposed and Existing Ground Floor Plans
- Proposed and Existing Elevations
- Proposed and Existing Site Plan
- Planning Application fee of xxx

Site Description

The subject property is located 3.2 miles south west of Manchester City Centre in the Firwood area of the city. It is situated within the Manchester City Council area on the boundary with Trafford Council. The surrounding area is predominately residential however there are a number of commercial uses in the local vicinity with an adjacent retail parade comprising of Seymour News, Jin Ho Takeaway, Chorlton Barbers and A&F Hardware. The property itself is a 2-storey traditional brick building, with a car park for clients and staff to the front. There is also a disabled access ramp to the front and a number of previous extensions to the rear. The property is not listed and is not within a Conservation Area.

Proposed Development

The proposed development will consist of a single storey extension to the front of the building and internal alterations at 221 Upper Chorlton Road. This will allow for the expansion of the veterinary centre, adding additional space for a new lobby, consultation room and waiting area which will link to the amended disabled access ramp; however, the extension will extend to the area in front of the building. New soft landscaping will be provided around the access ramp to create a more attractive front setting for the building. The lack of consulting room capacity has become a limiting factor in the productivity of the vet hospital. The consultation room capacity is already maximized leaving no flexibility for additional appointments to serve the local community. The expansion will allow IVC Ashleigh Veterinary Centre to grow in capacity for both animals and clients which will increase the efficiency of the business. The internal alterations will consist of adding internal party walls to the



main building and blocking up doors to reconfigure the consultation rooms. There is also the proposal for a new room to be formed to allow formation of an onsite pharmacy (shown as no. 4 within the proposed floor plan drawing). With the extension to the front of the building the bay windows will be left and will form part of the interior of the extension to where the reception and waiting room will be, as shown within the accompanying drawing package. The materials used for the extension will be as follows:

- Walls - reclaimed red multi facing brick and mortar to match existing building
- Roof - black PPC aluminium parapet coping detail with sedum roof
- Windows/Doors - Slimline black aluminium with accoya shading fins
- Rainwater goods - black aluminium throughout.

Materials used for the amended disabled ramp:

- External ramp - buff resin bound gravel
- External walls - reclaimed brick
- External balustrades - black steel flat bar

Planning History

A search of Manchester Council Planning Portal has been undertaken for relevant planning applications, listed below:

Application Reference	Description	Owner	Decision
043759/FH/CENTL2/93	Single storey extension to form bedroom, bathroom and toilet for a disabled person @219A UPPER CHORLTON ROAD CHORLTON	Mr M Yousaf	Approved (28/03/1993)
051471/FO/CENTL1/97	Part two storey/part single storey rear extension to form additional surgical accommodation	Ashleigh Veterinary Centre	Approved (08/05/1997)



	and new cattery around new courtyard with improvement to disabled access @Ashleigh Veterinary Centre, 221, Upper Chorlton Road, Whalley Range		
127748/FH/2020	Erection of a first floor side extension to form additional living accommodation @219B Upper Chorlton Road Manchester M16 0DE	Adil Yousaf	Approved (09/11/2020)
131341/FH/2021	Part retrospective application for the erection of 1st floor side and rear extension together with single storey rear extension to from additional living accommodation @219B Upper Chorlton Road Manchester M16 0DE	Adil Yousaf	Approved (18/10/2021)

The above planning history shows that the previous extension to the building had been approved by the Council. Within the local area, extensions to buildings have been considered acceptable by Manchester City Council. Although most are householder applications, they are relevant in terms of being similar proposals and within close proximity. This shows that the Council favour extensions to buildings within this area of Manchester.

Furthermore, adjacent to the subject building there have been a number of front extensions to the retail parade. However, this area comes under the jurisdiction of Trafford Council.



Planning Policy Assessment

The Local Plan for the site is the Manchester Core Strategy adopted in 2012. The site is allocated within South Manchester. The relevant policies have been assessed below:

Policy EC2 (Existing Employment Space) states inter alia:

“The Council will seek to retain and enhance existing employment space and sites.”

The proposal for a front extension complies with policy EC2 as it is retaining the main employment space of the building. The extension will allow for additional space for a new lobby, consultation room and waiting area in order to increase efficiency and space within the vets. As part of this extension there will be amendments made to the disabled access ramp to the front of the building thus helping to enhance the appearance of the building as well as the ramp's function.

Policy EC9 (South Manchester) states inter alia:

“South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported.

Development proposals and planning applications should have regard to:

- *Ensuring efficient use of existing employment space.”*

The proposal complies with policy EC9 as the extension is ensuring the IVC Ashleigh Vet Centre are able to continue to contribute to the local area. The proposal is utilising existing space by only carrying out a small extension to the front of the property to increase efficiency of the business. The extension proposal is an efficient use of the existing employment space by using the building and expanding rather than leaving the premises, to source a larger facility to suit IVC Ashleigh's increasing work load. If the vets left the premises rather than extending the building this could lead to the potential of a vacant unit on a prominent street in South Manchester.

Policy EN1 (Design Principles and Strategic Character Areas) states inter alia:

“The 7 principles of design include:

- *Character: a place with its own identity*
- *Continuity and enclosure: a place where public and private places are clearly distinguished*
- *Quality of the public realm: a place with attractive, and successful outdoor areas*
- *Ease of movement: a place that is easy to get to and move through*
- *Legibility: a place that has a clear image and is easy to understand*
- *Adaptability: a place that can change easily*
- *Diversity: a place with variety and choice*



All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised

8. Southern Character Area

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose-built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks

- *New development needs to retain the identity and focus of activity associated with the historic District Centres.”*

The proposed extension will not have a negative impact on the surrounding historic area and will take into account the traditional building. Extensions have been supported to similar buildings within the immediate vicinity and this extension is of a small scale which is required to increase the efficiency of the business while allowing for the business to expand. The prominence of the building on Upper Chorlton Road has been considered with careful design as to accord with the policy EN1 and the principles of design. The materials proposed for the extension will be using reclaimed multi facing red brick in order to be in-keeping with the main building, this material will also be used for the external walls of the amended disabled ramp to allow both to merge into the surrounding area with limited visual impact. The new extension and amended disable ramp will become a feature of the building and add to the setting of the area. The works that are proposed will make an overall positive contribution to the building and to the business of IVC Ashleigh vets through efficiency and increase in space to allow to take on more work.



Summary

This Planning Application is for the front extension and internal alternation to the building at 221 Upper Chorlton Road, M16 ODE.

The proposal has been considered in respect of the relevant policies of the Manchester Core Strategy 2012 and it is considered to accord with these. The development will make an overall positive contribution to the building and IVC Ashleigh Vets and allow their business to expand and increase efficiency as the lack of consulting room capacity has become a limiting factor in the productivity of the vet hospital. The consultation room capacity is already maximized leaving no flexibility for additional appointments to serve the local community. These works will help to improve these issues that have arisen. The proposed extension with the amended disabled ramp will use materials as mention that are in keeping with the character of the area and the use of reclaimed bricks is a more sustainable way of carrying out the work.

The proposal is compliant with the relevant policies of the Local Plan and as there are no material considerations that outweigh this, Planning Permission should be granted for the proposal.

I trust the above and enclosed are acceptable. Please do not hesitate to contact me at the details below if you require anything further on this.

Yours faithfully

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