

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137121/FO/2023

Date registered valid: 31 May 2023

Proposal: Erection of a single storey extension to the front, installation of access ramp and associated external alterations

Address: 221 Upper Chorlton Road, Manchester, M16 0DE

Ward(s): Chorlton Ward

Applicant: Mrs Fiona Taylor, IVC Evidensia UK

Agent (if any): Mr Thomas Luke G&S

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 14/08/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14/06/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 June 2023 Expired: 29 June 2023

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

Proposal relates to a commercial premises on Upper Chorlton Road. The property is a converted large semi-detached house which has been occupied as a veterinary clinic since at least 1964. The property has hardstanding to the front and rear for vehicle access and parking. The property has multiple rear extensions and a detached building in the rear.



Figure 1. Front Elevation



Figure 2. Street Scene

Listed building: Not applicable

Conservation area: Not applicable

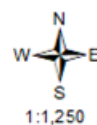
Tree Preservation Order: Not applicable

Description of area

The property is in a mixed commercial/residential area of the Chorlton Ward of Manchester. Directly opposite is a small parade of shops featuring a Post Office and news and groceries store. Adjacent to the property is 219 Upper Chorlton (converted into Flats) and the recently developed Regents Court residential apartment building on the main intersection.



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Description of development

Erection of a single storey extension to the front, installation of access ramp and associated external alterations.

The proposal 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.

The single storey extension projects 2823mm from the existing bay and 4100mm from the front elevation.

The single storey extension spans 9280mm across the front of the property leaving 630mm to the shared boundary with 219 Upper Chorlton Road.

The proposal adds a new glass frontage to the proposed extension and windows to both side elevations.

The proposal adds a new access ramp to the property with redesigned soft landscaping and hardstanding for vehicle parking.

The proposed extension will extend to the area in front of the building. New soft landscaping will be provided around the access ramp.

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.

The materials used for the amended disabled ramp:

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

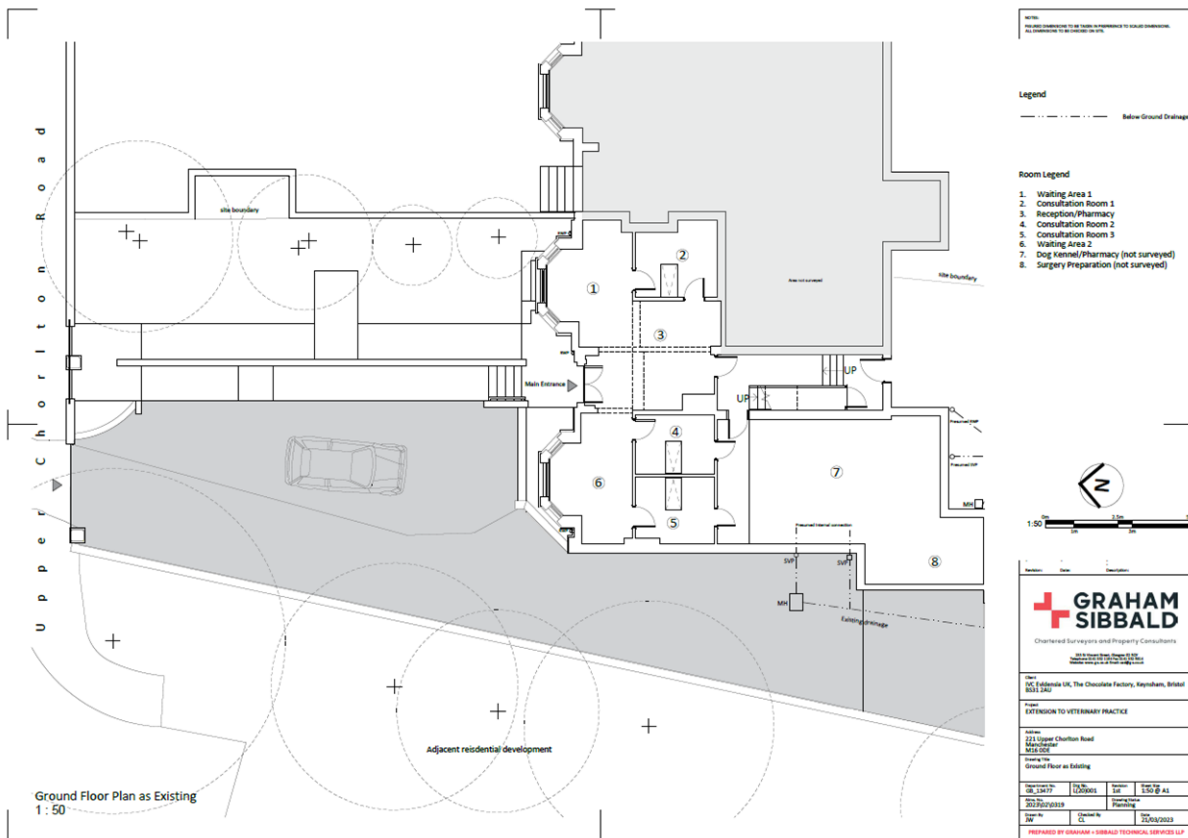


Figure 3. Existing Site/Floor Plan

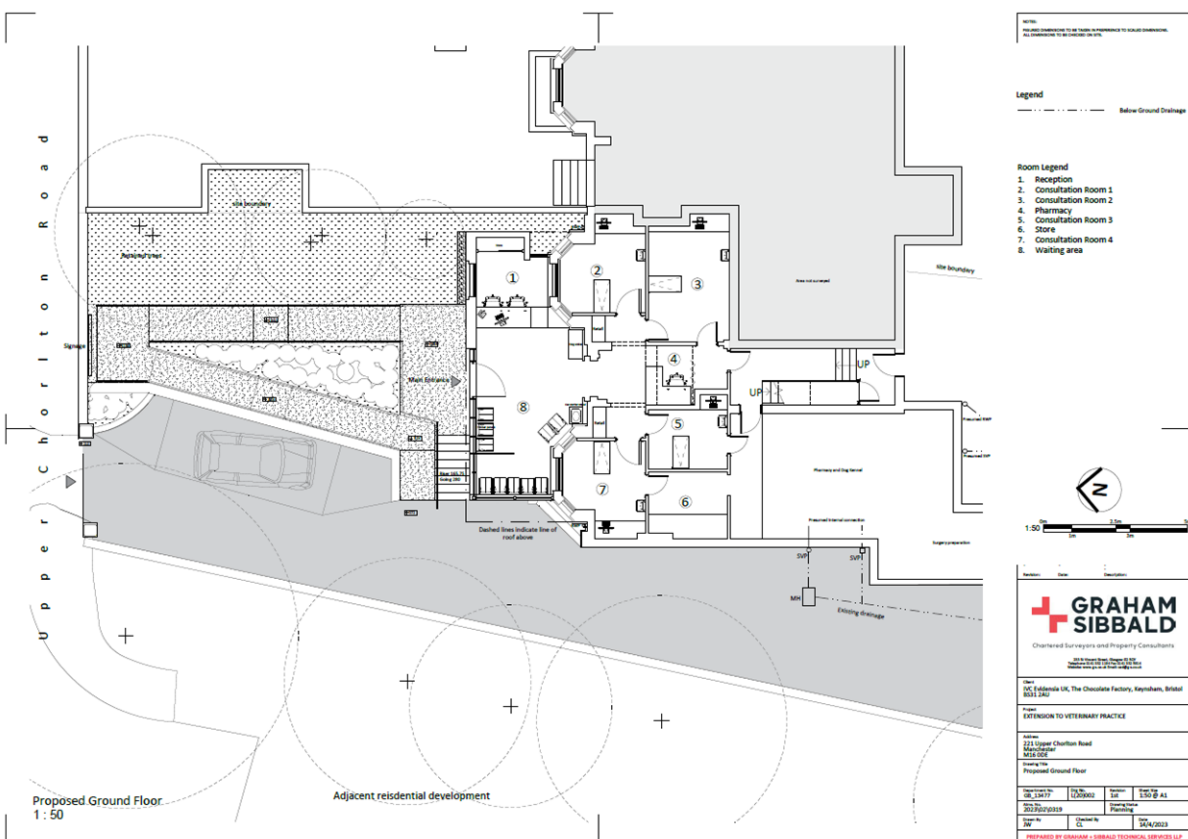


Figure 4. Proposed Site/Floor Plan



Figure 5. Existing Elevations



Figure 6. Proposed Elevations

Planning History

051471/FO/CENTL1/97

Part two storey/part single storey rear extension to form additional surgical accommodation and new cattery around new courtyard with improvement to disabled access

Decision: Approved 08/05/1997

038419

Erection of a single storey cattery at rear of veterinary surgery

Decision: Refused 28/03/1991

029280

ESTABLISHED USE CERTIFICATE It is claimed that the premises have been used as a private dwellinghouse and veterinary surgery before the beginning of 1964 without planning permission in that behalf and has continued since the end of 1963

Decision: Approved 30/07/1987

Consultations & Notification Responses

Residents

As per appendix 1, occupiers of properties surrounding the application site were notified of the proposal.

1no objection was made by a neighbour with concerns regarding the scale of the proposal.

Negotiations

Issues have arisen in the consultation phase.

On initial examination the proposal would believe to have a harmful impact upon the existing features of the building, both with regards to the single storey front extension proposed and the proposed extensive disabled access ramp. The proposal is considered to have a negative effect on the local street scene.

This would be contrary to Manchester Core Strategy Policy DM 1.

Officers have tried to negotiate a scheme that would be acceptable including suggesting a proposal for a side and rear extension which would add space to the property whilst maintaining the existing frontage.

The applicant was unwilling to modify the existing plans to find a solution that was agreeable.

The applicant stated their intent to continue with the decision.

Policies & Principle

Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EC 2 – Existing Employment Space
 - Policy EC 9 – South Manchester
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 8 – Adaptation to Climate Change
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy EN 19 - Waste

- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC26 for Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal is in opposition with the principles of these policies.

Principle

In this instance the principle of the proposal is considered unacceptable as it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to oppose relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF.

Manchester Core Strategy Policy DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

All development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

Erection of a single storey extension to the front, installation of access ramp and associated external alterations.

The extensions design and use of materials is in opposition with the existing building and detail.

The existing building is a classic bay fronted property split between 221 and 219. The proposed extension would cause harm on the appearance of the existing building and street scene.

Overall, it is considered that the proposed development does not have appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in opposition with the development management principle.

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.

The proposed extension features a glass frontage. The frontage would be incongruous to the design of the existing property, replacing the existing period features with a modern full length glass design.

The proposal has been sited and designed in a way that is excessively large or bulky in comparison with the existing building.

It is of note that the property has multiple rear extensions and alterations to the original building which is a preferable solution to extending the property.

The design of the proposal would not be in keeping with the existing and surrounding properties in the area.

The character of the area would not be retained and therefore the appearance is unacceptable and its impact upon visual amenity is considered harmful.

Overall, it is considered that the proposed development has a harmful impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in opposition with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal would be visible from Upper Chorlton Road and would have a negative effect on the existing street scene.

The proposal sits adjacent to 219 Upper Chorlton Road which has been converted into flats.

The proposed front extension and large ramp would have a harmful effect on the residential amenity on the adjoining residences and overall amenity of the building.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a minimal effect on local noise levels. The applicant has confirmed the proposed extension will use existing air conditioning units at the property.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

On balance the proposal has a harmful effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in opposition to this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal amends the existing disabled access ramp to the property to provide better access to the property.

The proposal is therefore in accordance with this development management principle, however there would be alternative ways of achieving this with such a large uncharacteristic intervention.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

Although the proposal does not sit within a Conservation Area or near a heritage asset the existing building features period features to the front façade which would be hidden by the front extension.

The proposed extension would not align with the existing building design.

The proposal is therefore in opposition to this development management principle.

Green Infrastructure including open space, both public and private

The proposal has a small impact on the green space of the property by redeveloping the front access.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

Although a flood risk assessment is not required it is expected that applicants are aware of the Manchester, Salford, and Trafford Strategic Flood Risk Assessment.

The proposal is therefore in accordance with this development management principle

Manchester Core Strategy Policy SP 1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This proposal is considered to be in opposition to the principles of this policy.

Manchester Core Strategy Policy EC 2 – Existing Employment Space

This policy outlines the key principles to retain and enhance existing employment space and sites.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EC 9 – South Manchester

This policy outlines the principles for employment opportunities in South Manchester.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

This proposal sits within the 'Southern Character Area'.

This proposal is considered to be in opposition with the principles of this policy.

Manchester Core Strategy Policy EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The development is considered to accord with the aspirations of this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The proposed development would not give rise to air quality issues when the development is operational.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 19 - Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

The proposal is considered to accord with the principles of this policy.

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

Policy DC26. Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4. Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12. Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

This proposal is considered to be in opposition with the principles of these policies.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

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.

Conclusion

The proposal is considered unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene. For the above reasons, the proposal will have a detrimental impact and therefore is in opposition with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Refuse

Article 35 Declaration

Officers have collaborated 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 applicant and consultees but were unable to reach a satisfactory conclusion.

Reasons for recommendation to refuse

1. Refuse

The proposal is considered unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene. In particular, the effect of the design and massing of the proposed extension on the existing period front façade of the building and the impact of the proposed access ramp on the site frontage.

For the above reasons, the proposal will have a detrimental impact and is therefore contrary to policies DM 1, SP 1, and EN 1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Second And Third Floors, 221 Upper Chorlton Road, Manchester, M16 0DE

2 The Coach House Rear Of 219, Upper Chorlton Road, Manchester, M16 0DE

The Coach House Rear Of 219, Upper Chorlton Road, Manchester, M16 0DE

Apartment 15, 223 Upper Chorlton Road, Manchester, M16 0DE

Apartment 12, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 10, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 8, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 7, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 5, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 9, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 6, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 4, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 3, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 2, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 14, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 11, 223 Upper Chorlton Road, Manchester, M16 0DE
Apartment 1, 223 Upper Chorlton Road, Manchester, M16 0DE
Flat 1, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 2, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 9, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 7, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 6, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 5, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 4, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 3, 219 Upper Chorlton Road, Manchester, M16 0DE
Flat 8, 219 Upper Chorlton Road, Manchester, M16 0DE
1 Woodside Road, Manchester, M16 0BS
258 Upper Chorlton Road, Manchester, M16 0DE
260 Upper Chorlton Road, Manchester, M16 0DE
262 Upper Chorlton Road, Manchester, M16 0DE
264 Upper Chorlton Road, Manchester, M16 0DE
266 Upper Chorlton Road, Manchester, M16 0DE
268 Upper Chorlton Road, Manchester, M16 0DE
270 Upper Chorlton Road, Manchester, M16 0DE
272 Upper Chorlton Road, Manchester, M16 0DE

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA