

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133669/FO/2022
Date registered valid:	16 May 2022
Proposal:	Erection of a first floor side extension and two storey front extension, along with associated elevational alterations and internal remodelling, to create additional accommodation.
Address:	274 Barlow Moor Road, Manchester, M21 8HA
Ward(s):	Chorlton Park Ward
Applicant:	Mr Syed Rizvi David Medical Centre 274 Barlow Moor Road, Manchester, M21 8HA
Agent (if any):	Mr Ian Pleasant Jay Ashall Partnership 108 London Road, Holmes Chapel, CW4 7BD
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 December 2022



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 September 2022

Standard consultations:

Printed: 19 May 2022 Expired: 9 June 2022

Neighbour notifications

Printed: 1 November 2022 Expired: 15 November 2022

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/area

274 Barlow Moor Road is a part single/part two storey detached building, formerly a dwelling but has been in use as a doctors' surgery for since the 1980s. The front and rear of the property are hardsurfaced and is used for staff and patient parking.

To the northwest of the site and separated by an alleyway there is a two storey commercial parade, while to the southeast there are two storey dwellings. There are further dwellings to the rear of the site and on the opposite side of Barlow Moor Road. The property is located on the edge of a small local Centre based on Mauldeth Road West/Barlow Moor Road Road/Hardy Lane whilst adjoining residential properties.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Erection of a first floor side extension and two storey front extension, along with associated elevational alterations and internal remodelling, to create additional accommodation.

Consultations & Notification Responses

Local Residents – Correspondence has been received from one household, the comments are summarised below:

- Neighbours to the property already suffer significant inconvenience from users of the surgery parking outside our houses on the pavement.
- This development would reduce even further the parking available to the surgery, worsening this problem.

- People parking on the pavement causes difficulty and danger for those with mobility scooters, people trying to get their kids to school, cyclists trying to use the cycle lane and so on.

Highway Services – Have made the following comments:

- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- Given that the proposed development will only increase the internal floor space by 97sqm, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.
- The current on-site parking offers 8 parking spaces, two at the front and 6 at the rear.
- These are to be retained as part of the proposals. It is noted that TROs are in place along Barlow Moor Road and a limited waiting bay is in place. Highways have no concerns regarding vehicular build up on- street.
- Vehicular and pedestrian access will remain as existing off Barlow Moor Road.
- It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.
- Given the minimal scale of construction works involved, the level of construction vehicles is unlikely to generate any significant on-street parking demands.

Environmental Health – Suggests the imposition of a condition limiting construction hours.

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – The principle of providing additional consulting rooms and an enlarged patient waiting area is considered acceptable. Notwithstanding this, the impact of the proposed extensions upon residential and visual amenity must be assessed.

Design – The refenestration of the front elevation of the building and the introduction of a glazed staircase / lift structure would add a contemporary element to the property and help to clearly define it as a modern doctors' surgery, rather than a detached dwellinghouse.



The proposed side extension has been designed to be of similar brick and render to the existing building. No window openings have been proposed to the eastern elevation of the extension at first floor to respect the privacy and amenity of the adjacent dwelling.

Overall, the design of the extension is considered acceptable.

Disabled Access – The erection of the front extension would allow for the provision of a lift which would provide disabled access to the first floor consulting rooms and office accommodation. This provision is welcomed.

Residential Amenity – In order to limit the impact upon the neighbouring residents, the applicant reduced the length of the first floor extension by setting it back at the front and rear of the building. Given this and the fact that there would be no window in the side elevation of the extension, it is not considered that the proposal would lead to undue overshadowing of no. 272 Barlow Moor Road or lead to a reduction in the level of privacy enjoyed by the residents of that dwelling.

Visual Amenity – Given the design of the extension, it is not considered that it would have a detrimental impact upon the existing levels of visual amenity enjoyed along this stretch of Barlow Moor Road.

Car Parking – The level of car parking would not be reduced and this is welcomed.

Construction Impact – The condition suggested by Environmental Health would be imposed as an Informative.

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 to resolve any matters arising in relation to dealing with the planning application.

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 this permission.

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

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

- a) Drawing no. 1498 110, stamped as received on 4 May 2022
- b) Drawing nos. 1498 111A and 112A, stamped as received on 15 September 2022

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

3) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) To safeguard the amenities of nearby residents, construction and demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Chorlton Voice

337 Barlow Moor Road, Manchester, M21 7QH
335 Barlow Moor Road, Manchester, M21 7QH
331 Barlow Moor Road, Manchester, M21 7QH
Flat Above, 278 Barlow Moor Road, Manchester, M21 8HA
Bargain Booze, Ground Floor, 278 Barlow Moor Road, Manchester, M21 8HA
First Floor Flat, 276 Barlow Moor Road, Manchester, M21 8HA
272 Barlow Moor Road, Manchester, M21 8HA
329 Barlow Moor Road, Manchester, M21 7QH
46 Houghend Avenue, Manchester, M21 7SB
276 Barlow Moor Road, Manchester, M21 8HA
274A Barlow Moor Road, Manchester, M21 8HA
272A Barlow Moor Road, Manchester, M21 8HA
333 Barlow Moor Road, Manchester, M21 7QH
50 Houghend Avenue, Manchester, M21 7SB

48 Houghend Avenue, Manchester, M21 7SB
44 Houghend Avenue, Manchester, M21 7SB
42 Houghend Avenue, Manchester, M21 7SB

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 (Less) -
Area Team Boundary - Name: SOUTH