

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145047/NMC/2026

Date registered valid: 28 January 2026

Proposal: Non-material amendment to Planning Permission 127241/FO/2020 to amend description of development to omit number of car parking spaces.

Address: 515 - 521 , Barlow Moor Road, Manchester, M21 8AQ

Ward(s): Chorlton Park Ward

Applicant: Mr Peter Armistead APL

Agent (if any): Mrs Carol Clarke Bramhall Town Planning Limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19th February 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: No neighbour notifications have been printed and sent.

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

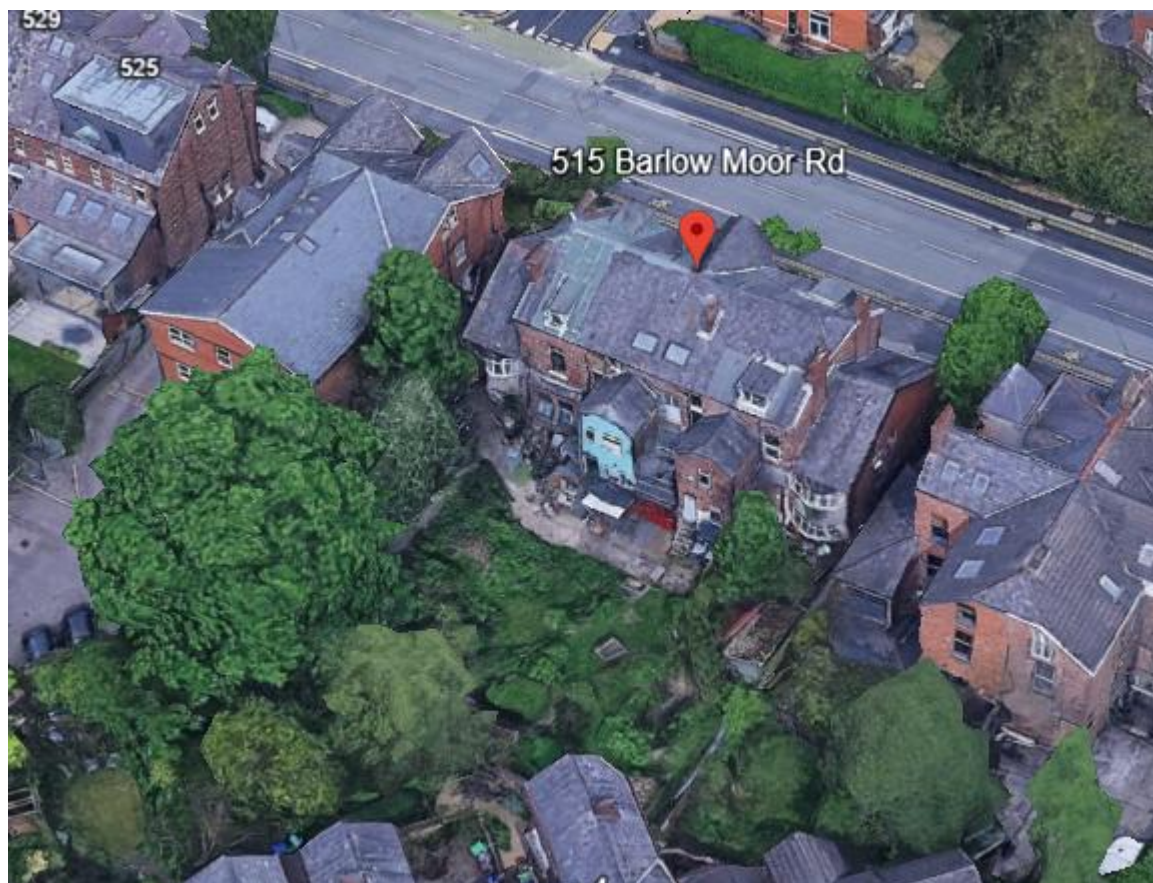
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a short parade comprising 5no. commercial units with 6no. self-contained flats above. The site is located on the western side of Barlow Moor Road in close proximity to the junction with High Lane. The building itself is set behind a 4.2m deep private forecourt, previously used for parking and consists of a part-two / part-three storey building constructed of red facing brick with a grey slate dual pitch roof and white-painted timber and uPVC framed windows. There are 2no. two-storey side extensions on either side of the building, which sit significantly lower than the main body of the host building, both of which are constructed of redbrick with grey slate tiled roofs. There is an ornate central parapet with small shed-type dormers located on either side. Whilst the first-floor of the building is architecturally characterful, the ground-floor, which projects forward of the upper floors comprises an eclectic mix of shopfronts and an entrance to the flats above. The site falls away to the rear with the rear elevation of the building effectively forming three storeys, the additional floor being a basement/lower-ground floor. There are 2no. three-storey outriggers on the rear of the main building. At the rear of the property is a garden/amenity space which exists in an overgrown state, featuring a number of mature trees and bushes.

The application site is situated within Chorlton District Centre. This is a linear centre based on Barlow Moor Road/Manchester Road and Wilbraham Road. There are two main concentrations of commercial activity within the centre, based on Barlow Moor Road/Manchester Road Wilbraham Road junction in the north and south of High Lane. The areas in between are a mix of commercial and residential uses.





Description of development

Planning permission was granted for the “Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces” under 127241/FO/2020 in 2021 by the Planning and Highways Committee with associated conditions discharged under CDN/22/0023 in 2022 and CDN/25/0277 and CDN/25/0389 in 2025.

Following this, a variation of condition application for the “Variation of condition 2 (approved plans) from planning approval reference 127241/FO/2020 to allow amendments including: introduction of front and rear roof dormers, reconfiguration of the attic dormer space, reconfiguration of the ground floor to amend the position of the front entrance together with associated elevation alterations including repositioning of stair rises, alteration of cladding material, amendments to floor heights to rationalise floor levels, internal layout amendments, repositioning of rooflights, installation of 1no. additional rooflight, and updated landscaping scheme” was approved in 2025 under 142731/JO/2025.

The applicant now wishes to make alterations to the description of development detailed under 127241/FO/2020 to omit the number of car parking spaces specified in the description.

Consultations & Notification Responses

Not required.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise

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
- Policy T1 – Sustainable Transport
- Policy EN9 – Green Infrastructure
- Policy EN15 – Biodiversity and Geodiversity
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Manchester Residential Quality Guidance (2017)

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-S1: Sustainable Development - Policy JP-P1: Sustainable Places

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While the draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places

Materiality

Section 96A of the Town and Country Planning Act 1990 allows a Local Planning Authority in England to make a change to any planning permission relating to land in its area if they are satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application relates to approved planning permission 127241/FO/2020 which granted permission for the “Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces” in 2021.

The applicant now wishes to make alterations to the description of development detailed under 127241/FO/2020 to omit the number of car parking spaces specified in the description.

These alterations are not considered to materially change the proposal as no changes to the approved plans are proposed. Hence, it is considered that the proposed amendments are of a minor nature and would have no more impact upon the visual and residential amenity of the area than the original approved scheme.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed amendments relate to minor alterations to the description of development detailed under 127241/FO/2020 to omit the number of car parking spaces specified in the description.

The new description of development would read as follows "Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of car parking spaces".

2) Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

Appendix 1 – List of consultees & neighbours notified

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) -
Area Team Boundary - Name: SOUTH AREA