

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143988/FO/2025
Date registered valid: 16 September 2025
Proposal: Elevational alteration to amend elevational treatment from tile to render
Address: 54 Briarfield Road, Manchester, M20 4SS
Ward(s): Withington Ward

Applicant: Wendy Campion, Plumlife Management
Agent (if any): Mr Joseph Lavin BWP
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 October 2025

Standard consultations:

Printed: 29 September 2025 Expired: 20 October 2025

Neighbour notifications

Printed: 29 September 2025 Expired: 20 October 2025

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 site relates to a medical practice, (Ladybarn Group Practice) on a corner plot on Briarfield Road. The building is a part-two part-four storey building with a medical centre and pharmacy on the ground floor with six residential apartments above. The property currently features blue mosaic tiles on the ground floor level, the block of flats above feature white render with black framed windows.

The area is predominantly residential in character, situated in the Withington Ward of Manchester. To the west of the site is Ladybarn Primary School, with Ladybarn Park located north of the site.

Site Photos



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is seeking planning permission for the elevational alteration to amend elevational treatment from tile to render.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Highways, the works is wholly located off highway. Therefore, the works is not expected to have a material impact on the highways. There will, however, be a need to protect the public whilst the works is ongoing.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context

POLICY

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 the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy SP1- Spatial Principles

Policy DM1-Development Management

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Principle- The principle of amending the existing tile to render is acceptable given that it would be replacing the deteriorating mosaic tiles and would result in an improved appearance for the medical centre. However, consideration must be given to the proposal's appearance, impact upon visual amenity and residential amenity.

Residential and Visual Amenity- The proposed is not considered to give rise to any issues associated with residential amenity implications including, overshadowing, introducing an overbearing feature or causing issues associated with privacy.

Considering that the current mosaic tiles are damaged and are in poor condition, the render would be an improvement to the appearance of the medical practice. Considering the design of the render, combined with its clear need for repair, the proposal is not considered to harm the visual amenity of the area. As the current blue mosaic tiles are deteriorating the render would enhance the visual character of the area.

Additionally, the proposed render would blend with the current appearance of the medical practice. Currently, the flats above are made of white render therefore, the proposal would blend with the applicant site and would not be an unusual addition to the street scene.

The proposed design is therefore considered to have minimal detrimental impact upon the street scene and visual amenity of the area, thereby according with policies DM1 and SP1 of the Core Strategy.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and appearance and residential amenity, as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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 applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

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

Proposed drawings ref, 3856EP-02 A
Location plan

Received on 16 September 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials to be used on the external surfaces hereby permitted shall match the application form and material sample submitted:

-Weberpral monocouche scraped render system in light beige.

Reason- to ensure the appearance of the building is not adversely affected by the materials to be used in the construction, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

36 Whimberry Way, Manchester, M20 4SG
34 Whimberry Way, Manchester, M20 4SG
32 Whimberry Way, Manchester, M20 4SG
30 Whimberry Way, Manchester, M20 4SG
28 Whimberry Way, Manchester, M20 4SG
33 Whimberry Way, Manchester, M20 4SG
70 Briarfield Road, Manchester, M20 4SS
62 Briarfield Road, Manchester, M20 4SS
56 Briarfield Road, Manchester, M20 4SS
65 Briarfield Road, Manchester, M20 4SS
68 Briarfield Road, Manchester, M20 4SS
74 Briarfield Road, Manchester, M20 4SS
72 Briarfield Road, Manchester, M20 4SS
66 Briarfield Road, Manchester, M20 4SS
64 Briarfield Road, Manchester, M20 4SS
60 Briarfield Road, Manchester, M20 4SS
58 Briarfield Road, Manchester, M20 4SS
47 Whimberry Way, Manchester, M20 4SG
45 Whimberry Way, Manchester, M20 4SG
43 Whimberry Way, Manchester, M20 4SG
41 Whimberry Way, Manchester, M20 4SG
39 Whimberry Way, Manchester, M20 4SG
37 Whimberry Way, Manchester, M20 4SG
35 Whimberry Way, Manchester, M20 4SG
61 Briarfield Road, Manchester, M20 4SS
77 Briarfield Road, Manchester, M20 4SS
73 Briarfield Road, Manchester, M20 4SS
69 Briarfield Road, Manchester, M20 4SS
67 Briarfield Road, Manchester, M20 4SS
71 Briarfield Road, Manchester, M20 4SS
Ladybarn Primary School, Briarfield Road, Manchester, M20 4SR
75 Briarfield Road, Manchester, M20 4SS
63 Briarfield Road, Manchester, M20 4SS

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA