

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145512/FO/2026

Date registered valid: 24 March 2026

Proposal: Change of Use from 1no. 3-bedroom flat to a 1no. 3-bedroom/3-person small House in Multiple Occupation (C4 use)

Address: 408B Barlow Moor Road, Manchester, M21 8AD

Ward(s): Chorlton Park Ward

Applicant: Urban Brit Living Limited

Agent (if any): Miss Rachel Webber, DnA Group

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

Recommendation: Approve

Date of recommendation: 13 May 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 April 2026

Standard consultations: Printed: 26 March 2026 Expired: 18 April 2026

Neighbour notifications: Printed: 26 March 2026 Expired: 18 April 2026

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

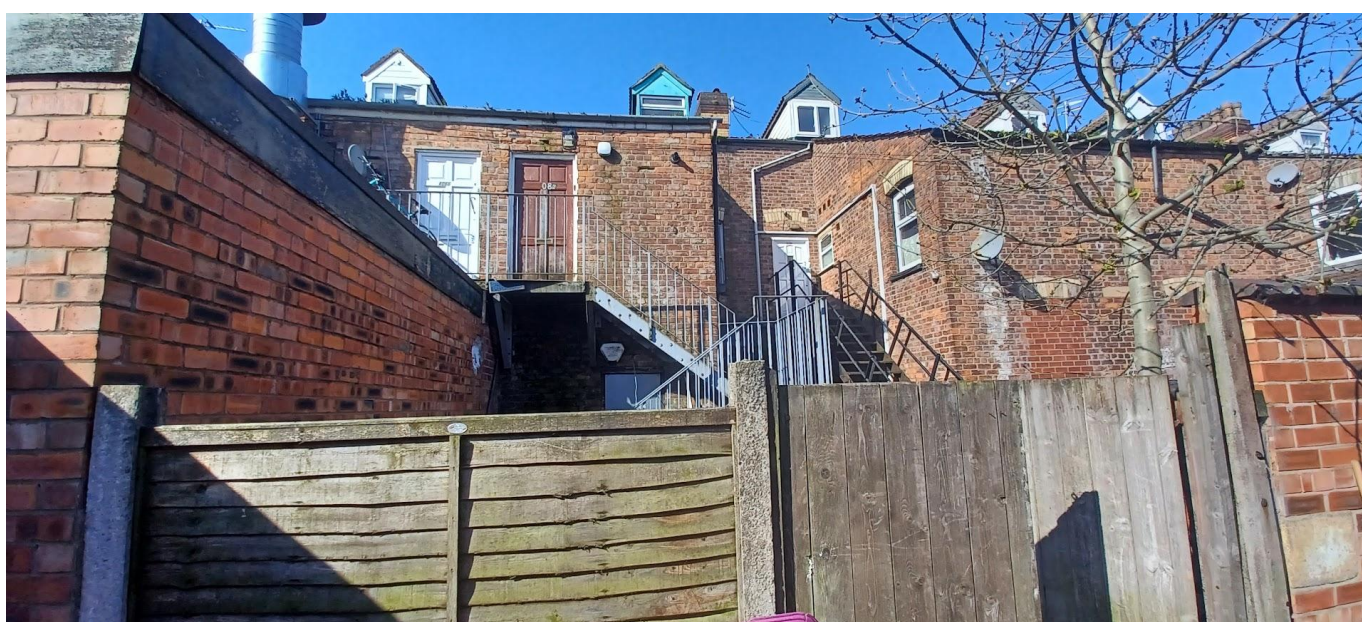
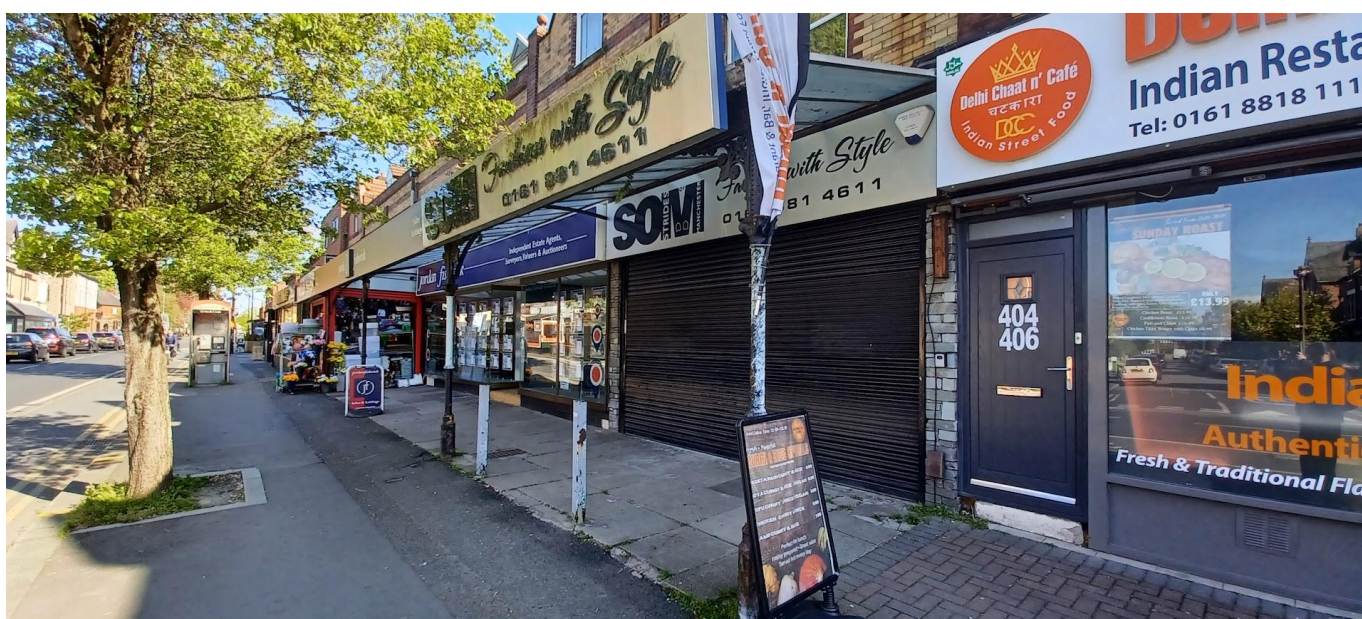
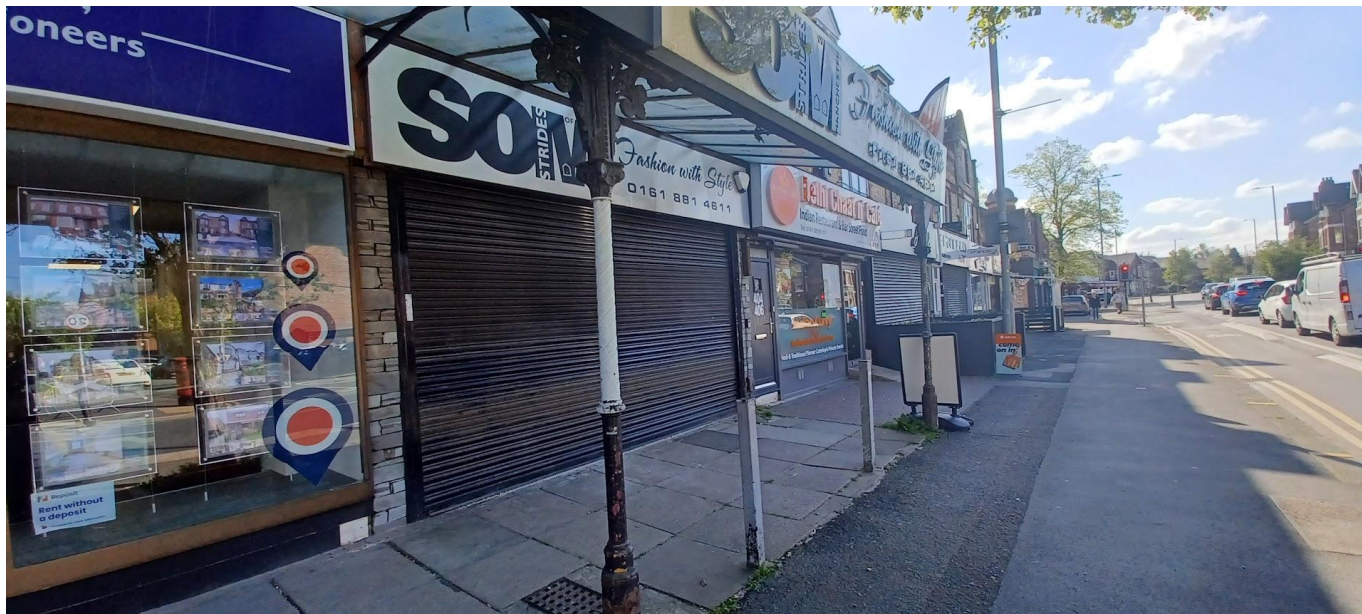
The application relates to a part-two / part-three storey mid-terraced property of red and buff brick with a red tiled dual pitch roof with a gable end roof form to the front. To the front, the property features decorative redbrick banding, white uPVC-framed windows, an open-sided front canopy, a private forecourt area, a glazed shopfront with a recessed and ramped entry point, and fascia signage above. To the rear, the property features a two-storey rear outrigger, a pitched dormer window, a metal access ramp leading to the upper floors of the building, and a rear yard space.

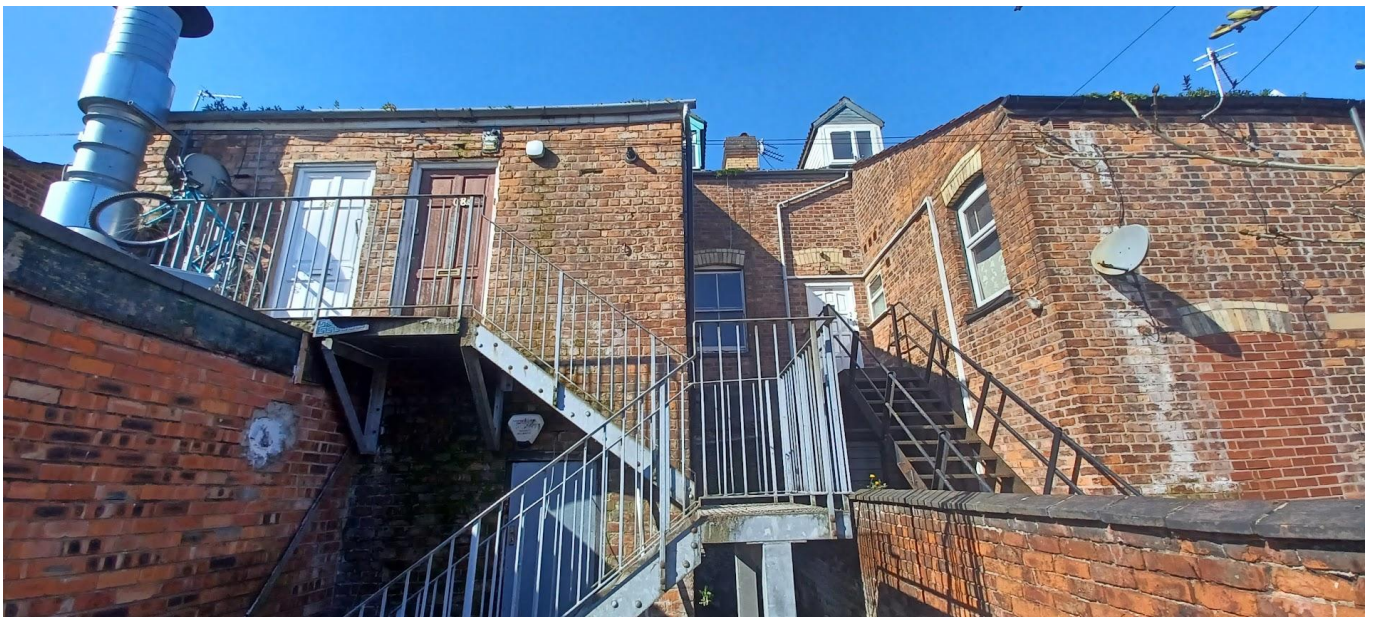
The ground-floor of the premises appears to exhibit a Class E (Commercial, Business and Service) use as indicated on the submitted application form, whilst the upper floors appear to be in use as a self-contained residential flat.

The surrounding area features a strong commercial precedent with an abundance of bars, shops, and restaurants within the immediate vicinity of the site. The site is bounded by residential properties to east, adjacent commercial units to the north and south, and Barlow Moor Road to the west.

The property is not listed or sited within a conservation area; however, it is located in Chorlton District Centre.







Description of development

The applicant is seeking planning permission for the “Change of Use from 1no. 3-bedroom flat to a 1no. 3-bedroom/3-person small House in Multiple Occupation (C4 use)”.

Planning history

031450 - Conversion of 1st and 2nd floors above shop into a self-contained flat and construction of an external staircase at the rear – Approved (1988).

Consultations & Notification Responses

Local residents – no responses received.

MCC’s Environmental Health Services made no objection, requesting a condition relating to the control of waste be attached in the event of an approval.

MCC’s Highways Services made the following comments in response to the application:

- No significant external alterations proposed.
- The level of trips generated is not anticipated to be significant and as such no highway capacity concerns are expected.
- The site is accessible by transport modes.
- Regular bus services are available within close proximity of the site.
- There is no on-site car parking associated with the development.
- As such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on nearby streets.
- Pedestrian access is provided via the rear of the site
- A cycle store, accommodating 4no. cycle spaces, is proposed within the rear yard of the site. This meets highways 100% on site provision requirements.
- It should be ensured that the cycle store is secure and sheltered.
- A refuse storage area is noted within the rear yard of the site. *Clarification is sought on the refuse collection

Policies

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 H1 – Overall Housing Provision
- Policy H6 – South Manchester
- Policy H11 – Houses in Multiple Occupation
- Policy EN19 – Waste
- Policy C6 – South Manchester District Centres (Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington)
- Policy T1 – Sustainable Transport

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2 – Achieving Sustainable Development
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places

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-P1: Sustainable Places
- Policy JP-Strat9: Southern Areas
- Policy JP-H1: Scale, Distribution, and Phasing of New Housing Development
- Policy JP-H3: Type, Size, and Design of New Housing

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 this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places

Manchester Residential Quality Guidance (2017)

- Appendix – Manchester’s Emerging Space Standards

Technical Housing Standards – Nationally Described Space Standard (2015)

MCC’s Houses in Multiple Occupation Guidance and Amenity Standards

Issues

Principle – the Council generally resists proposals for the conversion of single residential dwellings to Houses in Multiple Occupation (HMO) (Use Class C4), as such developments can result in the loss of family housing and may give rise to adverse impacts upon the amenity of neighbouring occupiers. These impacts can include increased levels of activity, comings and goings, and noise associated with multiple, unrelated households with differing lifestyle patterns.

Notwithstanding this general position, each proposal must be assessed on its individual merits. In the case of the current application, having regard to the site's specific circumstances, its surrounding context, and the nature of the proposed use, the principle of conversion is considered acceptable. The detailed justification for this conclusion is set out below.

Change of use – the proposal involves the change of use of an existing three-bedroom flat (occupancy unknown) from a dwellinghouse (Use Class C3) to a three-bedroom, three-person small House in Multiple Occupation (Use Class C4).

As set out in the preceding section of this report, the Council generally resists the loss of family dwellings through conversion to HMO use in areas where it is desirable to retain such accommodation. However, in this instance, the property is located on Barlow Moor Road, a busy high street within the Chorlton District Centre, which is characterised by a high level of pedestrian and vehicular activity and a predominance of commercial and mixed-use development. The dwelling itself is accessed via a rear alleyway and external metal staircase, rather than directly from the street frontage. Internally, the accommodation comprises three bedrooms, a single living room, a kitchen, a bathroom, and a limited rear amenity space. Taken together, the constrained internal layout, limited outdoor space, and access arrangements, alongside its location within a highly active district centre, indicate that the existing flat is not particularly suited to or desirable for long-term family occupation. As such, it is not considered that the proposed change of use would result in the loss of a desirable family dwelling to the detriment of the local housing supply.

Policy H6 of the Manchester Core Strategy states that higher-density residential development in South Manchester will generally be appropriate within district centres including Chorlton, as part of mixed-use schemes, with priorities outside such centres focused on addressing identified housing shortfalls such as family housing, affordable housing, and accommodation for older persons. Given that the site lies within the Chorlton District Centre, the strategic policy emphasis is not directed towards the retention of family dwellings at this location, but rather towards more intensive and flexible forms of residential use compatible with a mixed-use, high-activity environment.

Policy H11 of the Manchester Core Strategy further advises that changes of use from C3 to C4 will not be supported in areas where there is already a high concentration of HMOs or student accommodation. In this case, a review of the surrounding area indicates that there is no significant concentration of licensed HMOs in the immediate vicinity of the site. The nearest licensed HMOs are located at No.2A Needham Avenue and No.386A Barlow Moor Road, with a limited cluster along Brundretts Road and a more notable concentration north of Wilbraham Road along Keppel Road, Albany Road, and Warwick Road. Consequently, the application site is not considered to be located within an area characterised by a high concentration of HMO use.

Policy H11 also establishes a presumption against the loss of family dwellings in areas where regeneration activity has sought to reinforce family housing provision, unless it can be demonstrated that there is no reasonable demand for the existing use. As outlined above, the specific attributes of the flat, including its location, access arrangements, and limited amenity

provision, render it poorly suited to family occupation. Accordingly, it is considered that there is limited realistic demand for the property as a family dwelling, and the proposed change of use would not undermine the objectives of Policy H11.

On this basis, the proposed change of use to a small HMO is considered acceptable in principle, subject to detailed consideration of residential amenity and other material planning considerations.

Siting, scale, and massing – as no extensions are proposed, the siting, scale, and massing of the property would be unaffected by the works.

Appearance and visual amenity – as no extensions or significant external works are proposed, the appearance of the property and visual amenity of the surrounding area would be unaffected by the works.

Residential amenity – the proposal is not considered to result in an unduly harmful impact upon the residential amenity of the surrounding area. As no extensions are proposed, the proposal should not give rise to issues of overshadowing, loss of outlook, loss of light, loss of privacy, or overlooking.

The site is located within Chorlton District Centre, an area characterised by a high level of activity, frequent pedestrian and vehicular movements, and an established level of background noise arising from its mixed-use, predominantly non-residential character. Within this context, the introduction of a small House in Multiple Occupation accommodating three individuals would not be expected to materially alter existing conditions or result in levels of activity, noise, or disturbance beyond those currently experienced in the surrounding area.

Accordingly, it is considered that the proposal would not result in an unacceptable adverse impact upon the living conditions of nearby occupiers.

Waste – MCC's Environmental Health Services reviewed the proposal and advised that additional information was required in relation to the development's waste arrangements. The agent was notified of these concerns and requested to submit a Waste Management Strategy to address the comments raised by Environmental Health. To date, no Waste Management Strategy has been provided. Accordingly, it is recommended that a planning condition be imposed requiring the submission and approval of waste storage and management details prior to first occupation of the development.

Parking and highways – MCC's Highways Services reviewed the proposal and confirmed that the level of trips generated by the development is not anticipated to be significant; accordingly, no concerns are raised in respect of highway capacity. The site is considered to be sustainably located, with good accessibility by a range of transport modes, including regular bus services within close proximity. No on-site car parking is proposed as part of the development and, as such, any associated vehicular demand would be accommodated on surrounding streets. However, Highways Services have advised that this level of demand is not expected to be significant. These arrangements are therefore considered acceptable.

Cycle parking – secure cycle storage is proposed within the rear yard of the site, providing accommodation for up to four bicycles. This meets Highways Services' requirement for 100% on-site cycle parking provision and is therefore considered acceptable, offering sustainable transport options for future occupiers of the development.

Standard of accommodation – Policy H11 of the Manchester Core Strategy states that proposals for the change of use of existing properties into Houses in Multiple Occupation, as

well as proposals for the conversion of properties into flats (which may not necessarily fall within Use Class C4), will be permitted only where a high standard of accommodation is provided and where the proposal would not materially harm the character of the area, having particular regard to the criteria set out in Policy DM1.

In terms of the standard of accommodation provided, the proposal offers an adequate level of internal amenity. All bedrooms exceed 10 sqm in floor space, thus meeting Manchester City Council's minimum space standards for HMOs. Bedroom 1, located on the first floor, measures to 11.6 sqm, Bedroom 2 on the second floor measures to 11 sqm, and Bedroom 3 on the second floor measures to 15.2 sqm and benefits from an en-suite bathroom.

The proposal retains a separate kitchen (8.2 sqm) and living area (20.3 sqm) ensuring that adequate communal living space is provided for future occupiers. In addition, the installation of a new en-suite bathroom to one of the second-floor bedrooms would further enhance internal amenity standards. All habitable rooms benefit from at least one window, providing appropriate levels of daylight and ventilation.

Whilst private outdoor amenity space is limited, the site benefits from good access to nearby public open spaces, including Beech Road Park, Chorlton Park, and Sale/Chorlton Water Park, which provide suitable alternatives for outdoor recreation.

Conclusion – as set out previously, whilst the Council generally resists proposals for the conversion of single residential dwellings to Houses in Multiple Occupation (HMO) (Use Class C4), in the specific circumstances of this application, the proposal is considered acceptable given that it is unlikely to result in the loss of a desirable family dwelling, would not give rise to unacceptable impacts on residential amenity, and would provide an adequate standard of accommodation for up to three occupants. On balance, it is therefore concluded that the proposal represents an appropriate form of development at this location.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

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

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

Proposed floor plans shown on the drawing titled 'Proposed', numbered '2026/0304/002', received by the City Council as Local Planning Authority on the 6th May 2026.
'Design and Access Statement', received by the City Council as Local Planning Authority on the 24th March 2026.

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) Waste:

Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, prior to the first occupation of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall be implemented in full prior to first occupation of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

4) Cycle parking:

The proposed cycle storage arrangements, shown on the approved drawing titled 'Proposed', numbered '2026/0304/002', received by the City Council as Local Planning Authority on the 6th May 2026, shall be installed and made fully available for use of those residing at or visiting the development prior to the first occupation of the development.

The cycle storage facilities shall thereafter be retained and kept available at all times for their intended purpose whilst the development is in use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 1, 410B Barlow Moor Road, Manchester, M21 8AD
410B Barlow Moor Road, Manchester, M21 8AD
410 - 412 Barlow Moor Road, Manchester, M21 8AD
Flat 3, 410B Barlow Moor Road, Manchester, M21 8AD
Flat 2, 410B Barlow Moor Road, Manchester, M21 8AD
Dentology Chorlton, 563 Barlow Moor Road, Manchester, M21 8AE
406 Barlow Moor Road, Manchester, M21 8AD
19 Needham Avenue, Manchester, M21 8AA
561A Barlow Moor Road, Manchester, M21 2AN
561 - 561A Barlow Moor Road, Manchester, M21 8AN
408 Barlow Moor Road, Manchester, M21 8AD
21 Needham Avenue, Manchester, M21 8AA
17 Needham Avenue, Manchester, M21 8AA
15 Needham Avenue, Manchester, M21 8AA

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) -
Area Team Boundary - Name: SOUTH AREA