

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
127566/FO/2020	4th Sep 2020	18 <sup>th</sup> Feb 2021	Didsbury East Ward

**Proposal** Change of use from C3 (dwellinghouse) to C3 (dwellinghouse ) and Class E (Osteopathy Clinic) together with a part single/part two storey side extension to provide additional living accommodation at ground and first floor and clinic at ground floor.

**Location** 369 Parris Wood Road, Manchester, M20 6JE

**Applicant** Mr Roy Roberts , True Alignment Osteopathy, 364 Northenden Road, M33 2PW

### **Executive Summary**

The application proposals relate to the extension to an existing residential dwellinghouse to provide further living accommodation together with ground floor space for the applicant to operate his osteopathy business. The proposals have been amended since they were originally submitted to reduce the visual impacts of the proposed extensions to the property and these amendments were subject to renotification of neighbouring properties.

26 neighbouring residents were notified of the proposals and subsequently renotified of amendments to the proposals and 11 objections have been received together with comments from local ward Councillors. In addition, a petition attributed to 33 local addresses has also been received. The concerns raised relate to the impacts of the proposed extensions, the introduction of a commercial property into a residential area and the increase in parking issues that would arise from the proposals.

The proposals have been amended to have a similar physical relationship to the street as previously approved nearby extensions and based upon the way in which the applicant intends to operate his business the proposals are not considered to give rise to unacceptable impacts on the area. It is considered that the imposition of conditions would be sufficient to enable the proposed use of part of the extended dwellinghouse as an Osteopath clinic to successfully assimilate into the area.

### **Description**

Number 369 Parris Wood Road is a two storey red brick interwar semi-detached residential property located on the corner with Craigweil Avenue a cul-de-sac serving 20 semi-detached two storey properties. The surrounding area is predominantly residential although a number of commercial premises are in close proximity to the application property, The Parriswood Public House is located opposite and to the south of number 369 Parris Wood Road, a Funeral Directors business is located opposite and to the north of number 369 and approximately 70 metres to the south along Parris Wood Road at the junction with School Lane is Barlow RC High School.

The application property has a two storey original rear outrigger which has previously been extended rearwards at ground floor. The side gable wall of the property has a

projecting two storey flat roofed box bay window and located between the gap from the gable wall and the existing boundary wall to Craigweil Avenue is a detached prefabricated garage with a further large detached single storey large garage located within the rear garden area accessed via an existing dropped kerb to Craigweil Avenue.



**The front and side of 369 Parris Wood Road on the junction with Craigweil Avenue**



**The boundary wall of 369 Parris Wood Road together with rear garage and drive set back and accessed from Craigweil Avenue.**

### **Application proposals**

The amended proposals seek planning permission for a part single/ part two storey side extension and the change of use of the property from C3 dwellinghouse to C3 dwellinghouse and Class E Osteopathy Clinic. Please note that as of 1<sup>st</sup> September 2020 a D1 Clinic use now falls within the Class E use class, the application description has been amended to reflect this change.

The submitted details set out that the proposed extension would provide an enlarged kitchen at ground floor, enlarged first floor rear bedroom and additional first floor bedroom for the continued residential use of the main house at ground and first floor.



### **Proposed front and side elevation of 369 Parrs Wood Road**

The ground floor side extension would provide a treatment room towards the front of the property and a reception area accessed from the rear of the extension. The existing detached side and rear garages would be removed to facilitate the development. The current location of the rear garage would continue to provide off road parking for two car parking spaces and also provide an enlarged private rear garden.

The supporting statement indicates that the applicant intends to live at the property and provide osteopathic appointments, there would be no other employees at the property. The applicant has experience of running his business in a similar manner at his current property in Sale but due to changing circumstances is moving to the application property. The supporting statement indicates the following: The average number of people that would be treated per day (based on a 3 month average between Nov 2019 – January 2020 prior to lockdown) is 8 people. The maximum number of customers in any one day was 13 (all ½ hr sessions); The only equipment within the treatment room would be a plinth to carry out treatment, desk with computer and chairs; No equipment used would generate noise any louder than found in the typical residential dwelling; No odours are created from the clinic; and, no deliveries take place to accommodate the clinic.

**Planning history** – There is no relevant planning history in respect of the application property but there are nearby decisions of relevance.

118884/FH/2018 - 367 Parrs Wood Road 'Erection of a part single part two storey side extension and associated elevational alterations to form additional living accommodation' Approved 18<sup>th</sup> April 2018

062311/FO/SOUTH1/01 – 367 Parrs Wood Road 'Change of use from private house to community veterinary clinic with residential accommodation above and creation of a 5 space car park at the side and rear' Refused 20<sup>th</sup> September 2001 for the following reasons:

- 1) The proposed development involves introducing a commercial use into a residential area to the detriment of the amenity of adjoining and nearby residents by reason of increased comings and goings and general activity associated with the proposed use. The proposed development is therefore contrary to the provisions of policy H2.6 of the Unitary Development Plan for the City of Manchester.
- 2) The proposed development will result in increased parking on-parking and traffic manoeuvring in the vicinity of the entrance into a residential cul-de-sac, to the detriment of highway safety and residential amenity. The proposed development is therefore contrary to the provisions of policy H2.2 of the Unitary Development Plan for the City of Manchester.

## **Consultations**

Ward Councillors – Councillor James Wilson, Councillor Kelly Simcock and Councillor Andrew Simcock have provided a joint objection to the application proposals. They have made the following comments:

Overdevelopment- this application represents an overdevelopment of the site and the extension will have an overbearing impact on the street scene of both Parrs Wood Road and Craigweil Avenue.

Parking- this area suffers from inadequate parking and gets very busy (especially at the beginning and end of the school day). Parking is limited here by the fact Parrs Wood Road has a cycle lane next to the pavement and Craigweil Avenue is narrow and double parking is not practical on the street. While there is parking for the business being provided on-site, there is no guarantee that customers will use it or that it would be sufficient if the business were to expand, change its model from that described or be sold on in future, exacerbating the parking pressures in the area.

Change of use- the change of use is inappropriate for this location. It will create increased traffic flows into a quiet cul-de-sac (affecting residential amenity) and, despite assurances made by the applicant, there is no way to limit the use of the premises using planning conditions. We would also be concerned about the new D1 premises reverting back to residential use after the extension creating a flat and potential HMO if the business were to move.

The application proposals were subject to notification letters to neighbouring properties and those situated on Craigweil Avenue. A second notification process was undertaken due to amendments to the proposals. As a result of these notifications 11 objections have been received together with a petition attributed to 34 addresses on Craigweil Avenue, Parrs Wood Road and Aldwick Avenue.

The concerns raised by residents can be summarised as follows:

- The proposal will give rise to major issues with residential parking
- The use is likely to increase the use of the turning circle at the top of Craigweil Avenue.
- Extremely concerned that the proposal would seriously affect not only residents of Craigweil Avenue but also the cul-de-sac immediately opposite

on Aldwick Avenue given on one corner of Aldwick Avenue is an existing Funeral Directors and on the other Parrswood Pub together with the nearby schools.

- There is already a dangerous overload of traffic and parking in the area.
- Commercialisation of the area will detract from the quiet enjoyment which householders are entitled to expect and could also encourage other such future applications.
- Manoeuvring into and parking at or near the subject property will be difficult for prospective patients of the clinic. The location is not suitable for more intensive use.
- Historical planning application refusals for similar projects
- The rear of the property is open and dominant causing an over bearing visual appearance to the street from Craigweil Avenue

Head of Barlow RC School – Concerned about the impact that additional traffic will have on the local roads which are already busy at key times of the day when pupils are arriving and leaving the school site.

Highway Services - The ground floor of the proposed side extension will accommodate a small Osteopathy Clinic (treatment room, waiting area and W.C. facilities) whilst the first floor will provide additional residential accommodation. The clinic will be practiced only by the applicant with no additional staff to be employed.

Highways sort further clarification from the applicant in terms of the number of client visits together with intended residential / clinic allocation of car parking spaces.

Flood Risk Management Team – Raise no objections to the proposals.

Environmental Health - Have reviewed the application and raise no objections in terms of noise from the proposed clinic and confirm that the hours of opening applied for can be agreed. They are satisfied that the waste management arrangements would not be significantly different to those associated with the use of the property as a residential dwellinghouse.

## **Policies**

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 the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

The National Planning Policy Framework (NPPF) 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 NPPF 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 this 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.

## **Issues**

### **Principle**

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area. In this instance as well as consideration of the proposed extensions to the existing residential dwellinghouse, the use of part of the proposed extension for a non-residential use also requires further assessment.

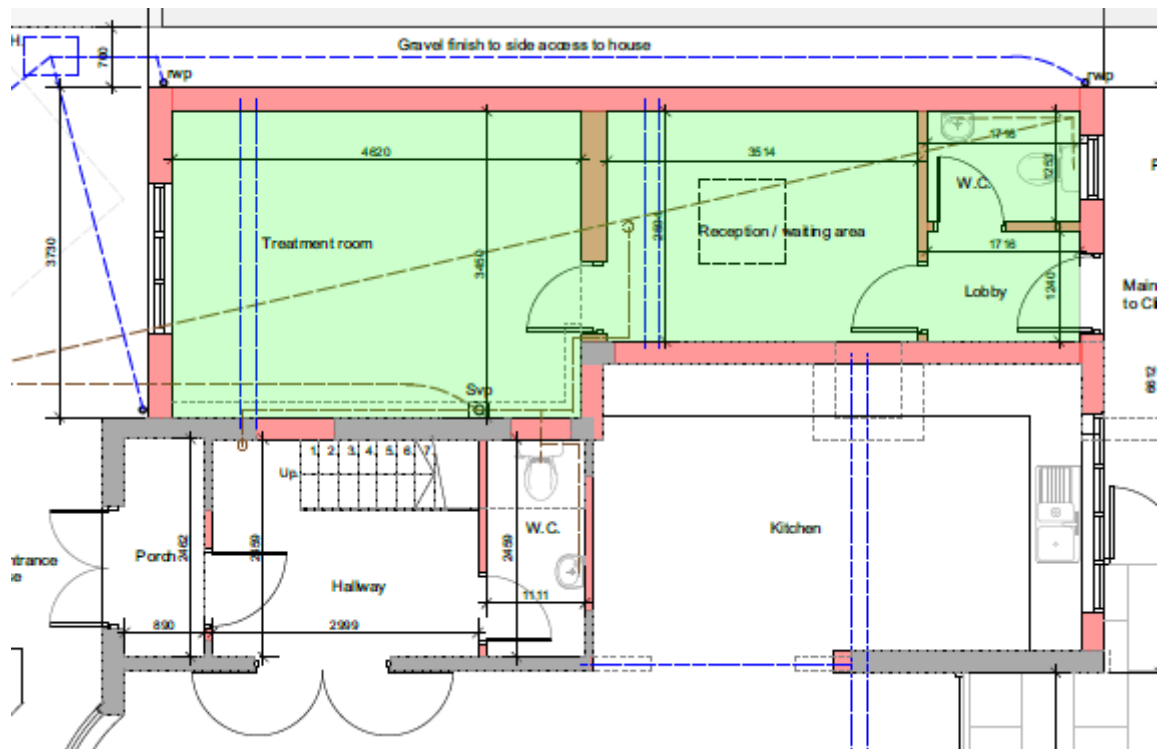
A householder could operate a business from their residential home without the requirement for planning permission where there is no material change of use. In this instance the applicant intends to reside at the property and utilise the extended ground floor to use as an Osteopathy Clinic this could potentially be undertaken without the requirement for planning permission. In this instance the planning judgement is that due to the increased activity and associated comings and goings planning permission is required for the additional ground floor use. Consideration of the planning merits of the use would allow control over how the property is used which would be absent if no planning permission were required. Consideration of the planning merits of these proposals are set out below.

### **Residential Amenity**

*Proposed extensions* - The proposals that have been amended since they were first submitted are located to the side of the existing property. The proposed extension at ground floor would extend 3.7 metres from the existing side wall to the property,



would be set back from the front by 50cm and would have a depth along the Craigweil Avenue elevation of the property of 10.7 metres. The extension would be set in by 700mm from the boundary wall of the property and Craigweil Avenue.



**Proposed Ground floor with treatment room and reception/waiting area and access to the rear.**

The first floor element of the extension would be set back 1.5m from the front of the property and have a depth of 4.8 m along the side wall of the property. The existing projecting box bay window would be extended along the side wall to provide an enlarged bedroom.



**Proposed first floor plan showing additional bedroom and enlarged bedroom 2.**

The proposals do not introduce windows that would give rise to overlooking of existing properties, the side facing windows reflect the existing situation with the projecting box bay window and relationships across Craigweil Avenue towards number 367 Parrs Wood Road which contains similarly placed windows.

Due to the siting of the extension to the side, the proposed built form would not give rise to overshadowing or loss of light to other existing properties. As such it is not considered that the proposed extension would give rise to unacceptable impacts on the residential amenity of existing properties either through loss of privacy, overshadowing or loss of light.

*Proposed use* – The extension at ground floor is proposed to be used as an Osteopathy clinic arranged over a treatment room towards the front of the extension and a waiting room/reception towards the rear and accessed via a rear door.

The information submitted alongside the application indicates that the applicant intends to reside at the property and operate the clinic with no other members of staff on site and would utilise the use of a remote and off-site reception service. The existing dwellinghouse would remain in use as such with enlarged first floor bedroom and addition bedroom located within the extension. The clinic would operate on an appointment only basis and one client would be seen either as part of an hour long session or 30 minute follow up appointment. The opening hours proposed for the clinic would be 9am to 5pm Monday to Friday (except Wednesday 9am to 8pm) and

Saturday 9am to 1pm. Based upon the applicants submitted information and how it currently operates from current premises in Sale the average daily number of clients would be 8 although this may rise to a maximum of 13 if these were all 30 minute follow up sessions.

Off street car parking is proposed for two vehicles towards the rear of the property and would utilise the area currently given over to the large detached garage (which is to be removed as part of the proposals) and driveway which is currently wide enough to accommodate two vehicles. The applicant has identified this area for parking for clients accessing the services by car.

As such the arrangements proposed would see activity associated with the proposed use such as vehicles manoeuvring and clients accessing the clinic taking place from the rear of the property and from Craigweil Avenue. The objections received highlight that the area and surrounding area is characteristic of one with nearby schools, other commercial uses and located on and accessed from a busy road. The level of activity in this locality is therefore higher given these mix of other uses in close proximity to the application property. As such the introduction of a clinic operated in the way proposed is not considered to generate a significant increase in comings and goings into the area that would warrant refusal of the proposals.

In addition, the ground floor of the proposed extension would provide a lobby area between the rear door and the internal reception/waiting area which would reduce the potential for any noise breakout from internal rooms when clients were arriving or departing from their appointments. The presence of high boundary concrete walls both to Craigweil Avenue and the property to the rear would also assist in reducing observations of such activity.

It is proposed to attach conditions to any approval to ensure the proposed use of the ground floor rooms is operated in the way specifically described in the application by the applicant. This is to be achieved through specifying the identified rooms to be used in the way described on the application forms and through conditioning the hours of use of the clinic and in this instance given the way the applicant is proposing to use the property to impose a personal use condition to ensure that if the applicant were to move in the future the property would revert to one of a single dwellinghouse.

### **Character of the Area and Visual amenity**

The proposals seek to reflect a built form that was considered acceptable for number 367 Parris Wood Road located on the opposite side of Craigweil Avenue having the same corner relationship as the application property. The approval of the side extensions to number 367 were permitted in 2018 under the same planning policy framework as is currently the case.

The proposed extension has the same set back of the first floor element from the front of the property (1.5m) as those approved at number 367 but extends 90 cm less along the side of the property at ground floor and by 50cm less at first floor. Whilst the extension extends less at both ground and first floor along the side of the property the proposed extension is approximately 70cm wider than that approved at

number 367 Parrs Wood Road. The first floor enlarged bedroom would result in an extension of the box bay window at the side and would have a flat roof. Given the limited projection of this feature and that the existing situation has a flat roof to the bay window the extension of this feature along the side wall is not considered to significantly impact on the visual amenity of the area or the streetscene.

The retention of a 70cm gap to the boundary, the 1.5m set back and depth of the first floor extension, together with the use of materials to match the existing property it is considered that the proposed side extension would not give rise to unacceptable visual impacts on the character of the area or the streetscene.



**Number 367 Parrs Wood Road and completed site extension**

Whilst the area is one of predominantly residential properties there are commercial properties located in close proximity including a Funeral Directors and large public house opposite the site, together with a dental surgery located a short distance away within a former semi-detached property at 121 School Lane. The limited extent of commercial activity proposed is not considered to impact on the character of the area significantly.

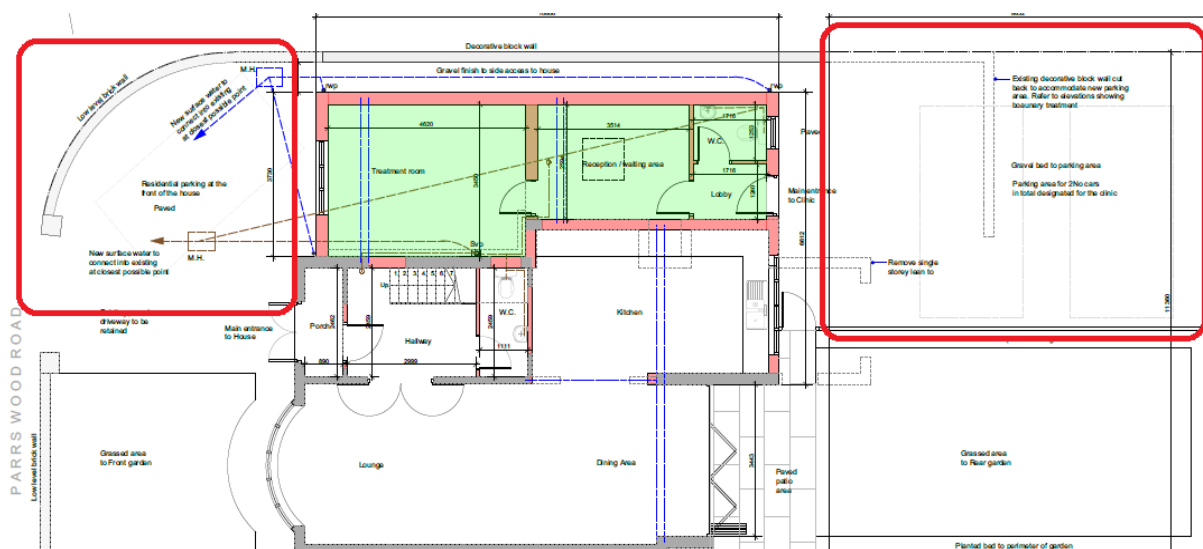
### **Parking**

The application proposals incorporate three off road car parking spaces for the use of the residential property and the proposed ground floor clinic use. The existing front car parking space accessed from Parrs Wood Road would be retained for the dwellinghouse, whilst the rear two car parking spaces accessed from Craigweil Avenue would be available for clients of the clinic during opening hours.

These spaces are currently available and with the demolition of the existing garage located at the end of the driveway would enable the provision of further external private garden area for the application property.

The provision of one space for the residential property is considered acceptable and reflects the general off road provision to existing houses on Craigweil Avenue and Parris Wood Road in the vicinity of the application property.

The provision of two off road spaces to the rear enables adequate provision to service the proposed clinic which is provided with one treatment room and there can provide only one appointment at anyone time with the potential for one client to be waiting. As such the provision of two spaces for the proposed clinic is considered acceptable in this instance. A suitably worded condition is proposed to ensure these parking spaces are available for the clinic whilst it is in use.



**Proposed site plan with car parking to the front and rear highlighted in red**

## Waste

No concerns have been raised with regards to the waste arrangements for Class E use which is not considered to generate significant levels of waste. There would remain adequate space within the rear of the property to store bins associated with the property and for them to be presented on street for collection. In order to confirm the final details of a bin store an appropriately worded condition is proposed.

## Residents Concerns

Objectors have raised previous decisions in the vicinity of the application property to suggest that the introduction of the proposed extensions and commercial use are not acceptable in this location.

In relation to the proposed extension regard has been had to recent decisions in close proximity to the application property for similar part single part two storey extensions. It is considered that the proposed extension has been designed to be subservient to the existing property including the provision of it being stepped in from

the front, having its roof ridge stepped down from the original house and being hipped and having a limited depth at first floor. The proposals as set out above are considered to be acceptable in this context and accord with the Councils adopted policies on residential extensions.

Concerns have been raised about the introduction of a commercial use in a residential area and that a previous refusal for the change of use of number 367 to a vets in 2001 sets a precedent to refuse the current proposals. That application sought the change of use of the ground floor of number 367 to provide a reception , waiting area, ward room, treatment room, consulting room and dispensary together with 5 car parking spaces across the garden area. The first floor was to be retained as residential flat. It is not considered that the scope of those refused proposals are directly comparable to the current application proposals which are proposed to be undertaken in a significantly reduced capacity based upon one treatment room and treatment of one client at any one time. As set out in the preceding sections in this instance and on the basis of the proposed conditions it is considered that the proposal is acceptable in this instance.

## **Conclusion**

It is considered that the proposed extensions are acceptable and have been designed to be subservient to the existing dwellinghouse. The proposals would not give rise to impacts on residential amenity of nearby occupiers in terms of overlooking, loss of privacy, overshadowing or loss of sunlight and accord with the adopted planning policies for residential extensions.

The proposed ground floor use as a clinic would generate additional activity however in the context of the application property located along a busy road and in the vicinity of other commercial uses and schools it is not considered that this activity would be so significant as to warrant refusal of the proposals. It is proposed to limit the use of the clinic to the applicant given the specific way in which the clinic would be operated and this would be secured by way of condition and a personal permission. If the applicant were to stop operating from the premises then consent for the E Clinic use would cease.

**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 the right to a fair hearing and to this end the Committee 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 polices 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 of the application 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**

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems arising in relation to dealing with the application has been communicated to the applicant.

### **Condition(s) to be attached to decision for approval**

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 and documents:

10 Rev A Ground floor plan as proposed

11 Rev A First floor plan as proposed

13 Rev A Elevations as proposed

All received by the City Council as local planning authority on the 18<sup>th</sup> December 2020

Planning Statement as received by the City Council as local planning authority on the 25<sup>th</sup> August 2020

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall be arranged and match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4)The Class E (Osteopathy Clinic) use hereby approved shall be confined to the treatment room, reception/waiting room as identified on the approved drawing only and no other part of the property.

Reason – In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

5) The Class E (Osteopathy Clinic) use hereby approved shall operate on an appointment basis only as set out within the approved Planning Statement as received by the City Council as local planning authority on the 25<sup>th</sup> August 2020.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

6) The Class E (Osteopathy Clinic) use hereby approved shall not take place outside the following hours:

- Monday to Friday 0900hrs to 1700hrs (except Wednesday 0900hrs to 2000hrs)
- Saturday 0900hrs to 1300hrs

Reason – In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

7) The car parking as identified on the approved drawings for the Class E Osteopathy clinic use shall be made available prior to the Class E Clinic use hereby approved first coming into operation and shall be retained whilst the use is in operation at the property.

Reason – To ensure adequate off street car parking provision is available in the interests of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

8) Within 1 month of the demolition of the garages on site details of all boundary treatments to be installed at the property shall be submitted in writing to the Council as local planning authority. The development shall be carried out in accordance with the approved details prior to the first use of the Class E clinic and shall be retained in situ thereafter.

Reason - To ensure satisfactory boundary treatments are installed following demolition of onsite structures in the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

9) The Class E(Osteopathy Clinic) use permission hereby granted shall be personal to the applicant and on the applicant ceasing to occupy the premises the use for which the permission is hereby granted shall be discontinued.

Reason - In granting this permission the City Council as local planning authority has had regard to the special circumstances of the applicant and the potential for other uses within Class E to have an adverse impact on the amenity of the occupiers of nearby residential property pursuant to policy DM1 of the Core Strategy.

10) The ground floor and the first floor rear facing windows to the WC's and en-suite, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.



11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, (or any Order revoking and re-enacting that Order with or without modification), no extensions or additional development shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) of the Order and no additional openings/windows/doors shall be inserted within the extension hereby approved, without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

12) Prior to the first use of the extension hereby approved details of a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health pursuant to policy DM1 of the Core Strategy.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 127566/FO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

**Highway Services  
Environmental Health  
MCC Flood Risk Management**

**A map showing the neighbours notified of the application is attached at the end of the report.**

**Relevant Contact Officer :** Robert Tyrer  
**Telephone number :** 0161 234 4068  
**Email :** robert.tyrer@manchester.gov.uk

