



Appeal Decision

Site visit made on 21 June 2023

by H Senior BA (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 August 2023

Appeal Ref: APP/B4215/W/23/3316307

247A, Barlow Moor Road, Manchester M21 7GJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by A Lock against the decision of Manchester City Council.
 - The application Ref 133386/FO/2022, dated 25 March 2022, was refused by notice dated 16 August 2022.
 - The development proposed is a part single/part two storey building (Class B8) to form warehouse with ancillary office accommodation.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. In the banner heading above, I have utilised the description of development from the Council's decision notice, as it more accurately describes the proposal.
3. Whether or not the policies within the Manchester Core Strategy (2012) (CS) are out of date depends on their consistency with the aims of the National Planning Policy Framework (the Framework). In this case policies SP1, EN1 and DM1 of the CS, although they vary slightly in wording, conform with the design aims of the Framework and I therefore afford them full weight.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site is a narrow plot currently occupied by a single storey building set back from the frontage, with an open storage area to the front behind metal gates. To the right of the site, when viewed from Barlow Moor Road is a terraced row of buildings in mixed use with commercial use to the ground floor. To the left of the site is a building in commercial use with the appearance of a semi-detached dwelling. The nearby buildings have a simple pitched roof form creating a regular rhythm to the street scene which contributes to the character of the area.
6. Given the limited width of the plot, the two-storey building would be narrower but longer than the nearby terraced properties. This would result in a building which would have an unbalanced appearance, being disproportionately tall in relation to its limited width. The height to the eaves would reflect that of nearby buildings, however, the narrow, detached form would not reflect the

terraced and semi-detached character of the locality. It would therefore fail to reflect the well-balanced proportions of the surrounding buildings.

7. I conclude that the part single/part two storey building (Class B8) to form warehouse with ancillary office accommodation would harm the character and appearance of the area. The proposal would conflict with Policies SP1, EN1 and DM1 of the CS which together, amongst other matters, seek to ensure that development has regard to the character of the surrounding area. It would also conflict with the guidance in the Guide to Development in Manchester (2007) which amongst other matters, seeks ensure that new development has regard to the character of the area and makes a positive contribution to it, and with the design aims of the Framework.

Other Matters

8. I acknowledge that the building would be built with similar materials to the nearby terrace, that it would respect the building line and would enable the effective use of land, however these matters do not outweigh the harm I have found to the character and appearance of the area.
9. I have had regard to the nearby appeal decision that has been brought to my attention. Whilst I do not have the full details of the proposal before me, it was for a side and rear extension and so not therefore directly relevant to the proposal before me. In any event, I have determined this appeal on the site-specific circumstances of this case.

Conclusion

10. The proposed development conflicts with the development plan as a whole and there are no other considerations, including the objectives of the Framework, that outweigh this conflict. I therefore conclude that the appeal is dismissed.

H Senior

INSPECTOR