

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132406/FH/2021

Date registered valid: 13 January 2022

Proposal: Erection of a single storey rear extension with basement to provide additional living accommodation

Address: 24 Anson Road, Manchester, M14 5BQ

Ward(s): Rusholme Ward

Applicant: Mr Lo, 24 Anson Road, Manchester, M14 5BQ

Agent (if any): Mr Barry Tang, Tang and Associates Ltd - Chartered Architects
Entrance W1, First Floor, Westwood House, Greenwood Business
Centre, Manchester, M5 4QH

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 13 January 2022 Expired: 3 February 2022

Neighbour notifications

Printed: 13 January 2022 Expired: 3 February 2022

Site notice

Posted: 24 January 2022 Expired: 14 February 2022

Press advert

Published: 18 January 2022 Expired: 8 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: No

The property is a detached (formerly semi-detached) two-storey house with accommodation in the basement and loft. The property sits on a splayed triangular plot with a large front/side garden and a smaller rear garden. The property sits on the corner of Anson Road and Denison Road. The property has a brick wall with Stone pillars and metal gates. The site lies within the Conservation Area Victoria Park Conservation Area.

The area is predominantly residential in character; however, the neighbouring properties are student halls of residence. The area is characterised by a wide variety of individually designed Victorian / Edwardian properties the layout, density and surrounding landscaping of which form a largely intact example of a 19th century residential park.

Erection of a single storey rear extension with basement to provide additional living accommodation

The proposed extension will have a pitch roof with two roof lights on each roof plane. The extension will be constructed in brick to match the existing two storey rear extension, and with large elements of glazing to create a lightweight addition. The basement and ground floor elevations will feature floor to ceiling glazing, with the rear ground floor elevation also included glazed elements to the apex of the structure. Windows and doors will likely have slim profile aluminium frames

Previous Planning Applications Relevant to the Proposal.

109453/NMC/2015/S1 Approved Non-material amendment to planning approval reference 108276/FH/2015/S1 to allow amendments to two storey rear extension with terrace to form part two, part three storey rear extension with terrace.

108276/FH/2015/S1 Approved for the erection of two-storey rear extension with terrace, raising of side gables, enlargement of porch and formation of light wells to front and rear together with widening of existing access with replacement gates

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Tree Section were consulted and commented that they viewed the proposals and confirm that we would have no objection to the proposed removal of the Conifer group. However, the applicant will need to ensure protective fencing is erected to protect the trees marked for retention and in addition ensure that the root protection zones within the fenced area are kept free from materials and machinery. The section confirmed the development has no impact on the remainder of the site trees.

Issues

Unitary Development Plan

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils 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.

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy EN3 states: throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;

- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

The proposed development has been appropriately related to the existing house and neighbouring housing. It is not considered that the development would impact upon neighbouring houses due to their juxtaposition and arrangement of space between them. It is considered that the quality of design has been appropriately related to the existing house and conservation area to thereby accord with chapter 12.

ii. Chapter 16: Conserving and enhancing the historic environment -

Paragraph 189 - States that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 - States that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

In this case, it is considered that the development suitably reflects the composition of the existing house to thereby maintain its relationship to the surrounding conservation area.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters (ID:15);
- ii. Design (ID:26) - Good quality design is considered to be an integral part of sustainable development;
- iii. Health and well-being (ID:53).

In this case, appropriate neighbour and statutory consultation had been undertaken. The design is satisfactorily related to the original house. The proposed extension would not unduly harm residential amenity. The above sections of PPG would therefore be satisfactorily responded to.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1 are applicable. Furthermore, as the application site is within the Victoria Park Conservation Area relevant policies are EN3 and saved policy DC18.

Consideration has, however, been given as to whether the scale, mass, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area, and the impact upon the character of the conservation area.

Scale, Mass and Design

The proposal has regard for the character of the conservation area and seeks to maintain many of the original features. The proposed rear extension is considered to be of an acceptable scale and design in relation to the host property. The proposed design is contemporary, with the use of large areas of glazing to create a lightweight addition to the property. Notwithstanding this, only a small section of the proposed extension will be visible from public locations. When looking towards the application site on Denison Road, the upper section of the western side elevation and the western roof plane will be visible above the existing boundary treatment. Subject to the use of appropriate matching brick and roofing materials, it is not considered that the proposed development would result in any harmful impact to the appearance of 24 Anson Road or the setting of the Conservation Area. Furthermore, views of the development from Denison Road will be largely obscured by vegetation including by trees planted on the open plot of land adjacent to the site.

This is considered to be acceptable in this location. The formation of enlarged lightwells is not considered to be detrimental to the character of the property as the property currently has smaller lightwells and these will not be an overly dominant feature within the street scene.

Loss of light/overshadowing

Given the relationship with neighbouring properties and the distances it is not considered that loss of light would be a significant issue in this instance.

Impact/Visual Amenity/Residential Amenity

The proposed rear terrace and extension overlook the rear garden of the application site and beyond the site two multi storey building used as university halls of residents. These buildings are situated a considerable distance away and are positioned as such there would be no direct overlooking as a result of the proposal coupled with the distance of the properties to the rear is great enough to overcome any issues relating to the potential for loss of privacy/overlooking. As a result, of the topography of the site and the sunken position of the extension the roof of the first floor extension is lower than the existing balcony previously approved. Therefore, the proposal is considered to be acceptable.

Trees

The proposal includes the removal of 14 conifer trees from the rear boundary. Two of which are dead and the majority of the remaining trees are in poor condition and are in such a condition that any existing value would be lost within 10 years. The Tree Section confirmed they have no objection to the removal of the trees and recommend the remaining trees within the curtilage of

the site be protected during the construction phase and a condition has been added to the proposal.

Consideration needs to be given to the visual impact for the loss of trees within the conservation area. Albeit the Conifer are a later addition to the conservation area, however, their removal required consent to be removed.

The positioning of the trees along the rear boundary next to larger trees are not visible from Anson Road and only the tops are visible when viewed across amenity space into the site from Denison Road. The trees are considered to be of low amenity value given their species and are only readily viewed from within the application. Therefore, the removal of the trees would not detract from within the street scene or the Victoria Park Conservation Area.

Conclusion

It is therefore considered that the proposals are contrary to City Council saved policies DC1.1, DC1.2, DC1.3 and DC1.4 and DC18 of the Unitary Development Plan and policy DM1, SP1, EN3 and EN9 of the Core Strategy.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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

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:

9017/001 Rev A,
9017/111 Rev D,
9017/112 Rev D,
9017/113 Rev D,
9017/114 Rev D,
9017/115 Rev D,
9017/121 Rev D,
9017/122 Rev D, stamped as received on the 3 December 2021,
The Tree Survey by Christians Environmental, stamped as received on the 6 January 2022,
The Heritage Statement, stamped as received on the 13 January 2022.

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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment with Tree Protection Measures by Christians Environmental, stamped as received on the 6 January 2022, by the city council as local planning authority. For the avoidance of doubt this includes a plan identifying the location of trees affected by the development together with how the extension will be constructed to prevent damage or loss to the trees and their root systems. The development shall be carried out in accordance with the agreed method statement. All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order to agree a suitable method for working in close proximity to trees in order to prevent damage or loss pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

Room C18 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B12 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A37 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A27 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A26 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C36 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C23 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C07 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B19 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B18 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B16 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C31 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C01 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B11 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 3 Cobden, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 10, 23 Denison Road, Manchester, M14 5PB
Flat 2, 23 Denison Road, Manchester, M14 5PB
Room B32 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B24 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B31 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A15 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A16 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B07 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A33 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A24 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B37 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B36 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C03 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C11 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 9, 23 Denison Road, Manchester, M14 5PB
Flat 4, 23 Denison Road, Manchester, M14 5PB
Flat 13 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A01 Flat 12, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 10 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B01 Flat 4, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C28 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C22 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C15 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C09 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C06 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A38 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A35 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A30 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B17 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B14 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 5, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 4 Cobden, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 8, 23 Denison Road, Manchester, M14 5PB

Flat 3, 23 Denison Road, Manchester, M14 5PB
Room A10 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 1, 23 Denison Road, Manchester, M14 5PB
Flat 14 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 6 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
33 Anson Road, Manchester, M14 5DA
9 Conyngham Road, Manchester, M14 5DX
Flat 2, 9 Conyngham Road, Manchester, M14 5DX
23 Denison Road, Manchester, M14 5PB
35 Anson Road, Manchester, M14 5DA
37 Anson Road, Manchester, M14 5DA
Flat 16 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A01 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 9 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 7 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 5 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 9 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 10 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 5 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 7 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 3 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A14 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A05 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A04 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C10 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B10 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A40 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C40 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C34 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C27 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C26 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B40 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B39 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B35 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B34 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B27 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B22 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B21 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 6 Cobden, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 6, 23 Denison Road, Manchester, M14 5PB
Rooms A30 And A31 Flat 9, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 8 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 7 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 10 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 7 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 6 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 4 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 8 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 8 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 6 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A20 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C14 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX

Room B03 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A39 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A34 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A25 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A22 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C32 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B28 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C05 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C04 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A32 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 11 Allworthy, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 5 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 3 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 2 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 2 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 10 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A19 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A18 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A17 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A13 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A07 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A02 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C13 Flat 7, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B04 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A36 Flat 10, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A29 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A28 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C25 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A23 Flat 8, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C39 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C38 Flat 16, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C24 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B38 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B33 Flat 13, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B26 Flat 11, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C02 Flat 6, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B20 Flat 5, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 1 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room B01 Flat 3, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room C21 Flat 14, Allworthy Canterbury Court, Kent Road East, Manchester, M14 5BX
Flat 11, 23 Denison Road, Manchester, M14 5PB
Flat 7, 23 Denison Road, Manchester, M14 5PB
Flat 5, 23 Denison Road, Manchester, M14 5PB
Flat 1 Burgess, Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 8 Flat 2, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 6 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 7 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 6 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 4 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 3 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 2 Flat 5, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 3 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 2 Flat 4, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX

[illegible]

Room 4 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 2 Flat 1, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 10 Flat 6, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 3 Flat 5, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 8 Flat 5, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 5 Flat 5, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room 9 Flat 3, Cobden Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A12 Flat 2, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A09 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A06 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX
Room A03 Flat 1, Burgess Canterbury Court, Kent Road East, Manchester, M14 5BX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH