

Planning
Strategic Development Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Date: 24 November 2021

Our ref: 63671/01/SPM/SRo/20363532v6

Your ref: PP-10420129

Dear Sir / Madam

13 Vaughan Avenue, Moston, Manchester | Application for Change of Use and Full Planning Permission for a Two Storey Extension

On behalf of our client Zvi Portnoy, we are pleased to submit a full planning application to Manchester City Council relating to 13 Vaughan Avenue, Manchester. This full planning application seeks full planning permission for:

“Change of use from Use Class C3 Dwellinghouse to Use Class C4 House in Multiple Occupation and the erection of a two-storey extension to rear and side of existing property”

This planning application was submitted via the Planning Portal (ref. PP-10420129) on 24 November 2021 and in addition to this letter comprises:

- Completed Application Forms;
- Existing Plans and Elevations (ref. 001);
- Proposed Plans and Elevations (ref. 002);
- Existing and Proposed Site Plan (ref. 003); and,
- Site Location Plan (ref. TQRQM21292142339110).

The requisite planning application fee of £462 was paid via the Planning Portal at the time of submission along with the £28 portal administration charge.

The Site

The application site [the Site] comprises 13 Vaughan Avenue, Manchester, M40 9LE. The red edge extends to include the residential property itself and associated amenity space. The Site is located in the ward of Moston. The property itself is a three-bedroom, semi-detached home currently in C3 residential use. The property is situated in a large plot with a generous garden to the rear, as well as a paved front yard containing a driveway.

The application site is located in a sustainable area within Moston. There are a range of local facilities and means of public transport within walking distance of the site, including regular bus services, three primary

schools, two convenience food stores, a pharmacy, medical centre and post office. Within a circa 1 mile radius more facilities are present including an Asda superstore and fitness centre, a number of employment uses and the Central Park Tram Stop, which runs a 9-minute service to Manchester Victoria Station, at intervals of six minutes.

Vaughan Avenue and the surrounding streets form an attractive residential neighbourhood. Properties appear to be generally well kept, with no obvious signs of deterioration or neglect present.

Planning History

On 16 October 1980, residents at 13 Vaughan Avenue applied for planning permission (ref. F14528) for a two-storey kitchen and bedroom extension at the rear of the property, which was deemed to be permitted development and therefore not requiring permission. It does not appear that this development was implemented.

There were no other planning applications connected with 13 Vaughan Avenue on the Council's online planning register.

Summary of Proposals

The proposals seek a change of use from a three-bedroom (Use Class C3) dwellinghouse to a five-bedroom (Use Class C4 House in Multiple Occupation). Our client also seeks the erection of a flat roofed two-storey extension to the rear of the property, and a hipped two-storey extension to the side of the property. The extension will facilitate the increase in the number of bedrooms and associated communal facilities including en-suite bathrooms on the ground and first floor.

The vehicular parking arrangements would not be altered by the proposals, and the existing driveway to the front of the property would be retained. A covered cycle store will be provided in the rear garden.

Planning Policy

The Development Plan for Manchester comprises the Manchester Core Strategy [CS] Development Plan Document [DPD] (adopted July 2012), together with the saved policies from the Manchester Unitary Development Plan [UDP] 1995, the Proposals Map, Greater Manchester Joint Waste DPD and the Greater Manchester Joint Minerals DPD.

The site is not allocated for any specific purpose within the Council's Proposals Map.

The CS Policy most pertinent to the consideration of this application is Policy H11 (Houses in Multiple Occupation), which seeks to prevent over concentrations of HMOs.

The extant UDP Policies most pertinent to the consideration of this application are those concerning Residential Extensions: Policy DC1.1 (Extensions in General), DC1.2 (Compliance), DC1.3 (Rear Extensions) and DC1.4 (Side Extensions).

The replacement for the GMSF, now titled 'Places for Everyone' [PfE] was published for consultation by Greater Manchester Combined Authority Committee in July 2021. The consultation on the PfE have recently closed and the document remains at a relatively early stage in its preparation. Given the stage of preparation, and the strategic nature of the PfE, it is afforded limited weight in the consideration of this planning application.

National Planning Policy and guidance comprises the National Planning Policy Framework [the Framework] which was last updated on 20 July 2021 and the Planning Practice Guidance [PPG]. As appropriate the Framework and PPG are referred to in the assessment below.

The Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance [the Design Guidance SPD] was adopted in April 2007, with the aim of supporting and enhancing the City by providing a set of reasoned principles to guide development. Due regard has been had to the Design Guidance throughout the design process.

Main Planning Considerations

Principle of Development

Ordinarily, the change of use from C3 to C4 would comprise permitted development by virtue of Schedule 2, Part 3, Class L of the Town & Country Planning (General Permitted Development Order) 2015 (as amended). However, in this instance, an authority wide Article 4 Direction automatically restricts such changes across the entire authority area. The Article 4 Direction was introduced to address over concentrations of HMOs in certain parts of the City. As such, planning permission is sought not only for the proposed extension, but also for the proposed use as an HMO.

Policy H11 of the CS and the supporting text set out the approach in respect of HMOs, with the broad thrust of this policy being to prevent additional HMOs in areas where there are already high concentrations.

Figure 9.6 of the Council's CS identifies areas with high concentrations of shared housing. Vaughan Avenue (and Moston more generally) is not located in an area highlighted as having student residential properties or non-student licensed HMOs exceeding 10% of the local housing stock. As shown in figure 9.6 (of the CS), these areas are generally concentrated in the Oxford Road corridor and certain parts of South Manchester.

As referenced above, it is clear on visiting the property and its surroundings that there are no obvious signs of neglect or deterioration which can arise from an overconcentration of HMOs in an area.

Policy H11 also seeks to restrict the introduction of HMOs where high concentrations of HMOs/student housing are not present, but where a lack of family housing has previously threatened the sustainability of the community to the extent the regeneration activity with the specific intention of increasing family housing has taken place. We are not aware of any such schemes. It is noted that significant regeneration has been undertaken in Moston (as a joint venture between Manchester City Council and Redrow Homes), however the stated intentions for this were to address large areas of housing association owned, vacant, terraced houses that the Council was struggling to sell.

Based on the above, it is considered the proposed HMO use is acceptable in principle, according with Policy H11 of the CS.

In respect of the proposed extension, there is a precedent for rear and side extensions in the area, with several examples present on Vaughan Avenue. The neighbouring property at number 15 has an existing two-storey rear extension and a rear and side conservatory. The total built footprint of Number 15 is larger than that of Number 13, extending further into their back garden than our client's proposals.

Given each of the properties at Vaughan Avenue are broadly similar in their generous plot sizes and relationship with adjoining properties, the granting of several rear extensions in the street is indicative that such extensions are acceptable in principle. The following sections of this letter will deal with detailed development management considerations, such as visual impact, residential amenity and transport considerations.

Design

The proposed two storey extension is proposed to be in keeping with the surrounding properties in terms of using building materials similar in appearance and a comparable size and scale of similar two-storey extensions already present in the area.

The side extension is of a lower ridge height and has a limited projection from the side elevation, ensuring that it reads as a subsidiary element. The hipped roof further reduces bulk and mirrors the existing roofscape, meaning that the proposals will not disrupt the rhythm of the semi-detached properties in the street scene. The rear extension is flat roofed, which will reduce the bulk, and tie in with the neighbouring extension at Number 15.

In summary, the proposed extension will not be visually prominent when viewed from Vaughan Avenue and will have little impact on the street scene, in accordance with extant UDP Policies DC1.1, DC1.2, DC1.3 and DC1.4.

Residential Amenity

The amenity of existing neighbours and future residents of the Number 13 has been taken into consideration through the design evolution of the proposals. The footprint of the proposed extension would fall comfortably outside of the 45° angle of sight from the rear habitable room windows of neighbouring properties (numbers 11 and 15). The accompanying drawing reference 003 demonstrates this 45° angle of sight. A separation distance of circa 15 metres would remain, between the first-floor rear windows of Number 13 Vaughan Avenue and those of Number 12, Delside Avenue (the property to the rear). Number 13 and 11 Delside are offset so the rear elevation of each property doesn't align entirely with the other.

The proposed extension will preserve privacy between numbers 13 and 15 Vaughan Avenue. There would be no window on the first-floor gable end of the property, and the front facing window on the side extension (which serves an en suite bathroom) would be obscure glazed. A window (serving the kitchen) and a partially glazed door (serving the living area) are both proposed at ground floor on the gable end of the property, facing 15 Vaughan Avenue. These will not impinge on privacy due to the 1.8 m tall brick wall and timber fence that is present on the boundary between Number 13 and Number 15.

The proposed internal layouts are shown on plan reference '002'. The layouts are logical and accord with national space standards. Our client is happy to provide examples of previous projects, that show the quality of finish that would be provided.

In summary, the proposed development will provide a good level of amenity for future residents and will preserve the residential amenity and privacy of surrounding residents. The proposal therefore accords with policy DM1 of the CS and extant UDP Policies DC1.1 and DC1.2.

Transport

The site is in an excellent area for public transport including a number of bus services within a 240m radius which offer routes to Manchester City Centre, Moston, Middleton, Ashton-Under-Lyne, Chorlton, Failsworth, the Trafford Centre and other nearby areas. Central Park tram station is located 1.6km south west of the property offering services to Manchester City Centre, East Didsbury, Rochdale and Oldham. The house is considered to be in a sustainable location with good connectivity to the main employment and retail centres. The proposal will therefore encourage the use of the public transport offerings nearby. In addition, the property has space for one large car (or two smaller cars) in a private driveway within the front curtilage of the property, and on street parking is available in the area. The proposal also includes secure cycle parking in the rear garden (the details of which can be agreed by condition). It is considered the proposal represents

sustainable development, and accords with CS Policy CC5 (Transport) as well the Parking Guidelines set out within the Manchester Residential Quality Guidance (2017).

Conclusions

The proposed development comprises a change of use of use at 13 Vaughan Avenue from Use Class C3 Dwellinghouse to Use Class C4 House in Multiple Occupation, as well as the erection of a two-storey rear and side extension. It has been demonstrated that the proposed development is acceptable in principle, being located in a sustainable community with a mix of homes and does not conflict with the local area's current function and purpose.

The proposed development will not have a detrimental impact on the surrounding area in terms of design or amenity. Overall, it is considered that the proposals are in accordance with Local Planning Policy.

We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please do not hesitate to contact me or my colleague Steve Rowe.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'D Holding', is positioned above the printed name and title.

Dominic Holding
Senior Planner