

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130936/FO/2021

Date registered valid: 20 July 2021

Proposal: Conversion of 10 no. apartments within pair of semi detached buildings, to form 14no. apartments (14 x 1 bed) together with basement and ground floor rear extension

Address: 115-117 Carlton Road, Manchester, M16 8BE

Ward(s): Whalley Range Ward

Applicant: Mr Tom Nawn HS Property Group Use Space, 31 Ardwick Green North, Manchester, M12 6HS

Agent (if any): Mr Jason Cartwright P4BA 15 Memorial Road, Manchester

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14.09.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8th August 2021

Standard consultations:

Printed: 23 July 2021 Expired: 13 August 2021

Neighbour notifications

Printed: 23 July 2021 Expired: 13 August 2021

Site notice

Posted: 23 July 2021 Expired: 13 August 2021

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a pair of large two storey semi detached villas on the east side of Carlton Road currently in use as ten flats. The property is of brick construction with a two storey painted stone bay at either side of the front elevation. The bays each have a gable roof. Between the bays is a veranda over the entrances the properties with two bay windows above. Between the bays is a veranda over the entrances the properties with two bay windows above.



At the rear of the properties is a single storey outrigger located centrally with a two storey bay window to either side.



There are two paths at the front of the property separated by a lawn and at the rear is a hard standing used for parking accessed from the car park to the adjacent properties. There is also an area of amenity space.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area within the Whalley Range Conservation Area. Adjacent to the south west are a pair of matching properties also let in flats. To the northeast is the Carlton Social and bowling club. A large detached building set in its own grounds. Facing the site is the front elevation of a semi detached property and to the rear are the rear gardens of properties on Dudley Road

Description of development

Consent is sought to erect a ground floor and basement rear extension across the full width of the properties. The extension would project 4 metres from the rear of the main body of the house. The extension would have a flat roof with a parapet. All new windows would be in the rear elevation, four per floor with lightwells to the basement windows. As part of the proposal the existing four one bed flats on the ground floor and in the basement will be remodelled to form eight one bed flats utilising the additional space created by the extension. All the flats will meet the Council's space standards. A timber refuse enclosure would be provided in the front garden adjacent to the boundary with the Carlton Club. The car park at the rear would be enlarged and could accommodate 5 vehicles.

Consultations & Notification Responses

Local Residents

No representations received

Environmental Protection

The proposed refuse store is acceptable, however, it is not acceptable to require residents to put out communal bins.

Highways

No formal onsite parking is being offered.

There is no cycle provision.

Access to the site is unaffected

The refuse storage arrangements are acceptable.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policies are DC1, DC5 and DC18

Policy DC1 sets down the criteria to be considered in determining applications for residential extensions. It establishes the need to enlarge a property to meet the changing needs of the occupiers and the need to protect the amenity of an area and its residents.

Policy DC5

Sets down the criteria to be considered in determining applications for flat conversions. It included ensuring that the accommodation is of an acceptable standard.

Policy DC18 seeks to protect the City's conservation areas from harmful development.

Issues

Principle

The proposed development seeks to enlarge an existing property let in flats and improve the quality of the accommodation on offer. In principle this is considered to be acceptable.

Scale

These are large properties and it is considered that a single storey flat roof extension projecting 4 metres would not appear overly large and would be subservient to the host property. On balance the scale of the proposed extension is considered to be acceptable.

Design

The design of the proposed extension is quite simple and complements the more ornate style of the host property. The use of a flat roof with a parapet minimises the impact of the extension on the rear elevation. The design of the proposed extension is therefore considered acceptable

Standard of accommodation

The four re configured flats and the four additional flats all meet the Councils space standards for a one bed one person flat.

Parking

The existing parking is ad hoc and shared with the adjacent properties through which access is taken. Direct vehicular access to the rear of the property is not possible. Whilst the provision falls well below the one space per flat normally required. The proposal will improve the existing parking facilities and the site is in a sustainable location within easy reach of both Chorlton and Whalley Range centres. On balance the lack of parking is not considered to be significant in this instance as to warrant refusal of the proposals.

Cycle storage

No provision is indicated although there is an outbuilding in the rear garden. There is space within the grounds to make secure provision and an appropriate condition is proposed.

Refuse

It is proposed to provide a timber enclosure to one side of the front garden to accommodate the bins. This is considered acceptable. The enclosure is adequate to accommodate the requirements of the whole development. Environmental Protection have indicated that communal bins should be moved to the collection point by the management company and not residents. An appropriate condition is proposed.

Residential amenity

The proposed extension would be approximately 1,8 metres from the boundary with the Carlton Club to the north east. The proposed extension would have no impact on the club building which is set further into the site.

To the south west the adjacent property is separated by a 3 metres gap. It is considered that given the orientation a 4 metre extension would not have an overbearing impact.

On balance it is considered that the proposed extension would not have an overbearing impact on either of the adjacent properties.

In terms of privacy all new windows are in the rear elevation. The rear garden would be almost 19 metres long and it would be approximately 40 metres to the rear face of the properties to the rear. It is therefore considered that there would be no privacy issues arising from the proposed extension.

Comings and goings.

The proposed development would result in an increase in the number of households on the site from 10 to 14, this is however, a large site set in a substantial garden. The adjacent site to the north is a club, whilst the nearest residential property is also in flats. On balance it is not

considered that the additional comings and goings would not adversely impact on the amenity of the area.

Amenity Space

Even with the enlarged car parking area there remains substantial areas of amenity space to the rear and also at the front of the property. Whilst the front garden is reasonably well kept this cannot be said of the rear garden. It is therefore proposed to attach a landscaping condition.

Impact on the character of the conservation area.

Other than the refuse store which is set in the large front garden the proposed development will have little impact on the conservation area when viewed from the public domain. The proposed extension is of a scale and design and again set in a large rear garden that it would not significantly impact on the conservation areas openness which is a particular feature of many of the properties. It is therefore considered that the proposed development would have a neutral impact on the conservation area.

Conclusion

On balance it is considered that the proposed development accords with Council policy and is generally acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

21002.01 received 23 August 2021

21002.09A received 23 August 2021

21002.10A received 23 August 2021

21002.11 received 23 August 2021

21002.12 received 23 August 2021

21002.13 received 23 August 2021

21002.14 Received 23 August 2021

21002.15 received 23 August 2021

Waste Management Proforma received 28 July 2021

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 development hereby approved shall be constructed using materials that match those used in the existing property in terms of size, texture and colour.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before the flats hereby approved are first occupied a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

5) The details of the approved scheme for the storage of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

6) Before the flats hereby approved are first occupied a scheme for secure storage of cycles at the site shall be submitted to and approved in writing by the City Council. The approved scheme shall be implemented in full before first occupation of the flats and shall be retained in perpetuity.

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

7) Notwithstanding the details contained in the Waste Management Scheme, prior to the first occupation of the flats hereby approved the arrangements for the presenting and returning the communal bins on collection day to the designated storage area including the identification of the responsible person/organisation shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be subsequently operated in accordance with the agreed details.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC5.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Whalley Range Conservation Area Group
Whalley Range Forum

92 Carlton Road, Manchester, M16 8BE
90 Carlton Road, Manchester, M16 8BE
Flat At, Rowan Lodge, Carlton Road, Manchester, M16 8BE
Flat 1A, 117 Carlton Road, Manchester, M16 8BE
Flat 1A, 115 Carlton Road, Manchester, M16 8BE
Flat 1A, 119 Carlton Road, Manchester, M16 8BE
Flat 1A, 121 Carlton Road, Manchester, M16 8BE
Flat 4, 121 Carlton Road, Manchester, M16 8BE
Flat 1, 121 Carlton Road, Manchester, M16 8BE
Flat 2, 119 Carlton Road, Manchester, M16 8BE
Flat 3, 117 Carlton Road, Manchester, M16 8BE
Flat 4, 115 Carlton Road, Manchester, M16 8BE
Flat 2, 115 Carlton Road, Manchester, M16 8BE
Flat 2, 98 Dudley Road, Manchester, M16 8BR
98 Dudley Road, Manchester, M16 8BR
Flat 1, 98 Dudley Road, Manchester, M16 8BR
Flat 3, 121 Carlton Road, Manchester, M16 8BE
Flat 2, 121 Carlton Road, Manchester, M16 8BE
Flat 4, 119 Carlton Road, Manchester, M16 8BE
Flat 3, 119 Carlton Road, Manchester, M16 8BE
Flat 1, 119 Carlton Road, Manchester, M16 8BE
Flat 4, 117 Carlton Road, Manchester, M16 8BE
Flat 2, 117 Carlton Road, Manchester, M16 8BE
Flat 1, 117 Carlton Road, Manchester, M16 8BE
Flat 3, 115 Carlton Road, Manchester, M16 8BE
Flat 1, 115 Carlton Road, Manchester, M16 8BE
96 Dudley Road, Manchester, M16 8BR
102 Dudley Road, Manchester, M16 8BR
100 Dudley Road, Manchester, M16 8BR
CARLTON SOCIAL AND BOWLING CLUB, Rowan Lodge, Carlton Road, Manchester, M16 8BE

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH