

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127299/FO/2020

Date registered valid: 17 July 2020

Proposal: Change of use from sheltered accommodation (Use Class C2) to a single dwellinghouse (Use class C3a), together with single storey rear extension and single storey outbuilding to form additional living accommodation and other associated works

Address: Former Lindenwood Residential Care Home, 208 Nuthurst Road, Manchester, M40 3PP

Ward(s): Moston Ward

Applicant: Mr Mark Henderson, 208 Nuthurst Road, Manchester, M40 3PP

Agent (if any): Mr Justin Keleghan, JK Technical Services (NW) Ltd 21 Campbell Road, Swinton, Manchester, M27 5QG

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: s.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 September 2020

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 13 August 2020

Standard consultations:

Printed: 20 July 2020 Expired: 10 August 2020

Neighbour notifications

Printed: 29 July 2020 Expired: 19 August 2020

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, detached, two storey property, which until recently was occupied by Lindenwood Residential Care Home. Prior to this, it is believed the property was a dwellinghouse.

The property includes a large, L shaped rear extension and a single storey outbuilding to the side. To the rear is large, enclosed garden area, whilst to the front, much of the garden area has been given over to hardstanding to form off road parking. The site perimeter to the front is enclosed by a brick wall with a planting strip and semi- mature tree behind. The property is accessed via a set of double gates onto Nuthurst Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, mainly comprising two storey, semi-detached and detached dwellinghouses.

Description of development

Planning permission is sought to the change the use of the property from a care home (Class C2) to form a 7 bedroom dwellinghouse (Class C3).

In addition, a small single storey rear extension is proposed to the existing extended area. This extension spans approximately a third of the width of the rear, with a rearward projection of 4

metres. To the side, a single storey, timber shed is proposed, immediately to the rear of the existing brick outbuilding.

The property is intended to accommodate an extended family spanning three generations to allow on site care to be provided to elder relatives. At the time of the site visit, it was apparent that the change of use has already occurred, with the property being occupied as a dwellinghouse.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Supported Housing - No objection to the loss of C2 status for 208 Nuthurst Road.

GMP (Design for Security) – It is recommended that any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Environmental Health – Conditions are recommended in relation to construction management and the inclusion of a gas membrane for the extension.

Highway Services - It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

No specific parking details have been provided, but there appears to be sufficient on-site parking for a family home of this size.

It is recommended that some provision is made for secure and sheltered cycle parking.

Vehicular and pedestrian access will remain as existing, with no boundary alterations, this is acceptable to Highways.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Policies DM1, SP1, T2, H1, H3, H10, EN18 and EN19 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF),
- Residential Quality Guidance.

Issues

Principle – The proposed use of the building as a dwellinghouse would return the property to its previous use as a dwellinghouse.

New developments in the city is be expected to contribute towards the Council's residential growth strategy, ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 of the Core Strategy in particular states that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

In this case, it is considered that in the context of a principally residential area, the proposed use is acceptable and would add to the housing mix in the locality, contributing the Council's housing stock.

It is believed that whilst the level of accommodation would enable the property to be occupied by a large household, incorporating 7 bedrooms in total, there is demand for such large, family properties throughout the city and its use would generate lesser levels of activity than that of the previous use as a care home. On this basis, the proposed development is considered acceptable. The specific planning issues, including the impact of the additional development proposed is outlined further below.

Impact on Supported Housing – The existing care home is understood to have vacated the property approximately a year ago. The City Council's Supported Housing Group have confirmed that there is no objection to the loss of a care home from this property.

Residential Amenity – Given the immediate residential context, the detached nature of the host property and the use of the property in contrast to the greater levels of activity generated by the previous care home, the proposal is unlikely to result in any significant impact on neighbouring residential occupiers in terms of the comings and goings or any increased noise and disturbance.

The proposed extension and outbuilding are modest in size and given the space around the property, the large rear garden area and the substantial boundary treatment to the site perimeter, together with the relationship of the proposed structures in relation to neighbouring properties, it is not believed that the structures would have any material impact in terms of any over-dominance or overshadowing.

Whilst the level of existing accommodation is substantial, the modest size of the external works in relation to the size of the plot, enables the additional built form to be adequately sustained without any concerns surrounding overdevelopment. Moreover, given the scale and design of the extension and outbuilding and its relationship with neighbouring properties, it is not considered that the works would give rise to any overlooking issues. On this basis, the impact upon residential amenity is considered satisfactory.

Impact on the Highway

The front garden area enables up to 6 cars to be parked off-street, due to the off road parking arrangement associated with the previous care home. This is considered more than enough for a large family property and represents an increased offer typically found in the area.

Highway Services do not anticipate that the proposal is likely to generate a significant increase in the level of vehicular trips and therefore there are no network capacity concerns.

The property incorporates outbuildings and secure rear amenity space, where cycle storage can be accommodated if required.

Waste Management – A waste store is located to the side of the property and accommodates the Council's standard number of bins for all waste streams. The bins are to be moved to the kerbside for collection. The arrangement is considered entirely satisfactory and reflects the typical waste management arrangement for most residential dwellings throughout the city.

Climate Change - As the proposal would result in the addition of a single residential unit within the context of a principally residential environment and would replace a care home generating greater levels of vehicular activity, the impact upon climate change is considered negligible.

The application property is also located near to a busy, main arterial route and transport corridor, and is therefore unlikely that there would be any significant or harmful contribution to air quality or climate change as a consequence of vehicular movements or ongoing activity.

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.

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

1) The external works 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 materials to be used on the external surfaces of the rear extension hereby permitted shall match those of the existing building 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 02, 03, 04 and 10 received by the City Council as Local Planning Authority on 16 July 2020 and 24 August 2020 respectively.

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.

4) The external works hereby approved shall only be implemented in accordance with the Visqueen gas resistant membrane and back board protection, as detailed by e-mail from JK Technical Services (NW) Ltd and as shown on the accompanying slab detail drawing received by the City Council as Local Planning Authority on 4 September 2020.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill, pursuant to policy EN18 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be implemented in accordance with the waste management strategy and accompanying site plan received by the City Council as Local Planning Authority on 3 July 2020 and 24 August 2020 respectively.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellinghouse hereby approved shall not be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
MCC Supported Housing Monitoring Group
16 Onslow Avenue, Manchester, M40 3PW
10 Onslow Avenue, Manchester, M40 3PW
204 Nuthurst Road, Manchester, M40 3PP
208 Nuthurst Road, Manchester, M40 3PP
14 Onslow Avenue, Manchester, M40 3PW
12 Onslow Avenue, Manchester, M40 3PW
206 Nuthurst Road, Manchester, M40 3PP
202 Nuthurst Road, Manchester, M40 3PP

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1