

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127242/FO/2020

Date registered valid: 3 July 2020

Proposal: Change of use of ground floor retail (Use Class A1) and first floor flat (Use Class C3a) to two dwellinghouses (Use Class C3a) with associated elevational alterations

Address: 52 - 54 Blackley New Road, Manchester, M9 8EG

Ward(s):

Applicant: Ms Feyisara Akinwuri First-String Property Ltd 11 Lowland Road, Milton Keynes, MK4 3AP

Agent (if any): Mr John Flinn Davenport and Flinn RIBA 3A Hamnett Street, Hyde, SK14 2EX

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: j.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 September 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8th September

Standard consultations:

Printed: 13 July 2020 Expired: 3 August 2020

Neighbour notifications

Printed: 13 July 2020 Expired: 3 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 properties that are the subject of this planning application are red brick 2 storey end of terraced properties. The ground floor has historically been in use as a retail unit (Use Class F2), whilst the first floor was in use as a flat. The property is currently vacant. The 2 properties are located at the junction of Surrey Street and Blackley New Road. There are rear yard areas to the rear for both the properties, however, at the moment these are occupied by single storey ad-hoc extensions. These would be demolished in order to provide the same amenity space as the neighbouring terraced houses. The properties back onto a no through route alleyway to the rear, the alleyway is not gated.

There is no dedicated parking with the property, rather it relies upon on street availability. The property is located within the Higher Blackley ward of Manchester.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is an eclectic mix of residential and commercial properties. The properties on the same side of the road as the proposal site and the side streets are residential in nature, the properties on the opposite side of the road comprise of commercial units in the form of Crumpsall Vale Industrial Estate, and to the north of the proposal site is Pike Fold green open space.

Description of development

The proposal is for the change of use of the 2 properties known as 52 - 54 Blackley New Road from a retail unit (F.2) at ground floor and a flat above, back to 2 x 3 bedroom dwellinghouses (C3) The change would involve elevational changes to match the remaining properties in the row. Unit 52 would comprise of a lounge/ diner and kitchen to the ground floor with 2 bedrooms

and a bathroom to the first floor, with the third bedroom being housed in the existing loft space. Number 54 would comprise of a ground floor with kitchen, lounge/ diner and third bedroom with an en suite bathroom to the ground floor with 2 bedrooms to the first floor. The houses will be used as single family dwellinghouses. The yards would be reinstated with the demolition of the single storey additions previously carried out at both properties.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Highways- In comparison to the former consented retail use, the level of associated trips is likely to reduce.

Whilst the lack of in-curtilage parking is not ideally preferred from a Highways perspective, it is accepted that resident's vehicles can park on-street causing no impact to local highway operation or safety. This is a similar arrangement for neighbouring terraced properties as few properties offer dedicated driveway parking. All bins should be stored within the site's curtilage and transferred for kerbside collection when appropriate to prevent any obstruction on the footway.

Environmental Health- No objections to the proposal subject to the attachment of conditions relating to construction hours, Waste Management and Contaminated Land.

Greater Manchester Police- no objections subject to the attachment of a condition relating to secured by design.

Issues

Policy

The appropriate policies to be taken into consideration when determining applications of this type are as follows:

Manchester Core Strategy (2012)

Policies SP1, EN1, H11, T2 and DM1

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC26

Guide to Development in Manchester SPD (2007)

National Planning Policy Framework

The proposal seeks to change the use of the vacant retail unit and flat to 2 single family dwellinghouses. The retail unit was a redundant building having been vacant for some time.

Policy SP1 support the reuse of previously developed land and the creation of well-designed places that enhance or create character. As this proposal seeks to re-use these vacant buildings, and bring them back into active use as a residential development, it supports the principles of policy SP1 particularly given the largely residential context. On that basis, this proposal will complement the wider area and provide an active use of the building. This residential use will be compatible with the surrounding uses within the immediate area

The proposal is considered to be acceptable in principle. Matters which require consideration are whether the standard of accommodation is acceptable, together with the impact on

surrounding neighbours, car parking, amenity space and security are acceptable. Consideration will also be given to the physical alterations to the proposed building.

Each matter will be considered in turn.

Alterations to the building

There will be windows and an entrance door introduced to the elevations of the properties to the front, side and rear. This will be following the demolition of the previously added single storey extensions that currently cover the rear yard areas. There will be a Velux window introduced to the front roof slope of number 52 as the third bedroom will be located in the roof space. The changes will be the same in number 54, however the third bedroom is located to the ground floor of number 54 and as such there is no conversion required in the existing loft space. These elevational alterations are considered to be acceptable. Once implemented they will align with the existing elevations of the existing terraced dwellinghouses.

Use

The applicant has applied for the use of the buildings as 2 x 3 bedroom dwellings. This is considered to be acceptable as it will complement the residential neighbourhood which sits alongside the site. In order to ensure that the properties remain as a single dwelling house (and thereby contributing to a well-balanced neighbourhood) a condition of the planning approval shall be that the planning permission is restricted to Class C3(a) only i.e. no other use within class C3. In addition, it is recommended that an informative of the planning permission is that the applicant is made aware of the Article 4 direction in respect of the restriction in place to prevent the permitted change of use from Class C3 to Class C4.

Principle

Is considered acceptable in that it brings a redundant building back into use in an established residential area. It is considered to be a sympathetic use in the context of the wider neighbourhood, providing good sized family accommodation that is on a sustainable public transport network and close to local facilities including schools, shops public houses and restaurants. It is also relatively close to Bogart Hole Clough, a considerable area of green open space.

Standard of accommodation

The accommodation is considered acceptable in that it provides good sized rooms, and dedicated external amenity space for the future occupants. The rooms are of the similar size and footprint to the existing adjoining housing stock.

At the ground floor number 52 - Kitchen, lounge/ dining room and external amenity space, first floor 2 bedrooms and a bathroom and second floor (loft) 1 bedroom.

Number 54 would house ground floor lounge/ diner, kitchen and 1 en suite bedroom, first floor 2 bedrooms and a family bathroom.

Impact on neighbours

The proposed change of use to a residential dwelling house will complement the largely residential nature of the area. It is also considered that the proposed use will have less of an impact on nearby and adjoining neighbours than the use of the building as a general retail store, which would lead to an improvement in both the residential and visual amenity enjoyed by the existing and proposed neighbouring properties.

Car parking/highways

Whilst it is acknowledged that there is no dedicated parking with the properties, there is unrestricted parking to the front of the property that could accommodate vehicles on street. This parking situation is no different to the situation offered by the other houses within the terrace, and it is not considered that the proposal would exacerbate the parking situation.

It is not considered that the proposal will have any significant impact on the local highway network indeed the proposed use will have less of an impact than the previous use as a general store.

Boundary Treatment
Will remain unaltered

Amenity space

The properties are on the same sized plots as the remainder of the terrace, and with the removal of the previous extensions will have the same amount of external amenity space. This together with the close proximity of Bogart Hole Clough is considered to be satisfactory for future occupants.

Security

Any new fittings should be to secured by design standard, the introduction of residential accommodation should provide additional 24 hour natural surveillance over areas such as the ungated alleyway.

Waste Management

The bins would be kept in the rear yard as with the other properties in the area and brought kerbside on collection day.

Conclusion- It is considered that the proposal would bring back into use 2 empty properties, and in all likelihood the properties would have previously formed 2 houses. It is also contributing to addition of residential properties to the housing stock, and presenting opportunities of housing choice.

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. The application has been determined in a timely manner.

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:

6400-1 Existing Floor Plans and Elevations received 23rd June 2020, 6400-2 Proposed Floor Plans and Elevations received 23rd June 2020, Location Plan received 23rd June 2020, Design and Access Statement received 23rd June 2020, Acoustic Statement received 30th June 2020, Waste Management Proforma received 30th June 2020, Travel Statement 30th June 2020.

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) Before the use hereby approved becomes operational a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

5) Before first occupation the windows in the northern and eastern elevations that serve the bathroom and en-suite to both properties shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the 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) no windows or doors shall be inserted into the elevations of the extension hereby

approved other than those shown on the approved 'proposed floor plans and elevations 6400 2 stamped and received by the City Council as Local Planning Authority on 23rd June 2020

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

7) Prior to first occupation of the premises, details of the security measures to be incorporated into the development, which, shall be to secured by design specifications, shall be submitted for approval in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details and shall be implemented prior to first occupation.

Reason - To reduce the risk of crime pursuant to policy DM1 of the Manchester Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

3 Surrey Street, Manchester, M9 8EQ
58 Blackley New Road, Manchester, M9 8EG
1 Surrey Street, Manchester, M9 8EQ
27 Silverlea Drive, Manchester, M9 8EN
B3 Cable Solutions, Delaunays House, Delaunays Road, Manchester, M9 8FP
7 Surrey Street, Manchester, M9 8EQ
26 Silverlea Drive, Manchester, M9 8EN
5 Surrey Street, Manchester, M9 8EQ
52 Blackley New Road, Manchester, M9 8EG
56 Blackley New Road, Manchester, M9 8EG

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1