

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143093/FO/2025

Date registered valid: 2 June 2025

Proposal: Conversion of basement to form 2 no. bed flat including excavation works and formation of 2no. lightwells to front, 1no. lightwell to side, 1no. lightwell to rear and patio area to the rear

Address: 19 Old Lansdowne Road, Manchester, M20 2PB

Ward(s): Didsbury West Ward

Applicant: Mr J O'Brian, Project MCR

Agent (if any): Mr Paul Dean, Studio Ark (Architect)

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 June 2025

Standard consultations:

Printed: 11 June 2025 Expired: 2 July 2025

Neighbour notifications

Printed: 11 June 2025 Expired: 2 July 2025

Site notice

Posted: 18 June 2025 Expired: 9 July 2025

Press advert

Published: 17 June 2025 Expired: 8 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this application is a brick built semi-detached Victorian villa, which has been previously subdivided and is in current use as flats. There is parking to the frontage and access down the side of the property to a good-sized paved rear garden, which is bound by original brick walling.



Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of area

The area is located within Albert Park Conservation Area. The surrounding area is predominantly residential in character, however, also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Description of development

The applicant is seeking planning permission to allow internal and external alterations to include the conversion of the basement to habitable living accommodation in the form of a 2-bedroom self-contained flat (C3 use).

The external amendments would include excavation works to create a lower ground floor (LGF) patio area to the rear with stepped access into the shared garden and installation of two lightwells to the front, 1 no. light to side and 1 no. lightwell to rear.

Internal access to the LGF patio will be through a set of bi-fold doors to be inserted in the rear elevation off the proposed lounge/dining/kitchen area. There are 3 windows proposed in the side elevations to bring additional natural lighting in at the side and rear of the property respectively.

A new galvanised metal staircase will be installed to serve the existing rear access door to the ground floor flat (no.2), to provide access to the rear garden level. This element has been previously approved under 140778/NMC/2024.

This is a resubmission of the previously approved schemes (ref: 139063/FO/2024 & 140778/NMC/2024), albeit with additional front lightwell, side windows and increased internal footprint of basement conversion.

Consultations & Notification Responses

Local responses

None received.

Consultee responses

Highway Services – No objections.

Environmental Health – No objections.

West Didsbury Residents Association – No comments received.

Relevant Planning History

At the application site –

140778/NMC/2024 – Non-material amendment to planning approval 139063/FO/2024 to allow for the reinstatement of rear access door to ground floor flat and associated metal staircase (Flat 2). Approved 02.09.2024.

139063/FO/2024 – Conversion of basement to 2 no. bed flat including excavation works. Approved 16.04.2025.

F17449 – Change of use of former dwellinghouse let in 3 units of multiple occupancy to 3 one-bedroom and 3 bedsit self-contained flats. Approved 04.06.1982.

018334 – Two-storey extension to form new kitchens for two flats. Approved 21.10.1982.

At no.21 Old Lansdowne Road –

130209/FO/2021 – Conversion of basement to form one 3 bed self-contained flat with associated lightwells and elevational alterations. Approved 22.06.2021.

128373/FO/2020 – Conversion of basement to form one 2 bed self-contained flat with associated lightwells and elevational alterations. Approved 22.12.2020.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles
DM1 – Development Management 1
EN1 – Design Principles and Strategic Character Areas
EN3 – Heritage
EN19 – Waste

The relevant saved **UDP** policies for this application are:

DC1.1 - 1.6 – Residential Extensions
DC5 – Flat Conversions
DC 18.1 – Conservation Areas

The relevant supplementary planning guidance documents for this application are:
The Guide to Development in Manchester SPD

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal:

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future residents.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular, the effect upon the amenity of neighbouring occupiers and the Conservation Area. The proposal is considered acceptable in principle subject to further assessment of the issues.

Impact on visual amenity and the character of the Conservation Area:

The property is located within the Albert Park Conservation Area, therefore consideration must be given to the NPPF, policy EN3 and extant policy DC18.1 which collectively seek to preserve the historic environment and conservation areas.

The proposed changes are mainly internal to the property to facilitate the additional LGF self-contained flat. However, externally there would be the creation of 2 lightwells to the front elevation with extension of the double bay window at LGF, the addition of 3 windows and 1 lightwell to the side elevations, one lightwell to the rear as well as excavation works to the rear to create a LGF patio. In addition, the applicant proposes reinstatement of an external metal staircase to the ground floor flat (no.2) which would provide access from this apartment to garden level, approved under 140778/NMC/2024.

These alterations would not be highly visible within the street scene, given their positioning at basement level, therefore would pose limited impact upon the character of the host property and

wider Conservation Area. It is acknowledged that the adjoining property, no.21 Old Lansdowne Road, affords planning permission to create a similar development at basement level which has been implemented, therefore the proposal is considered to help reinstate the lost symmetry of the semi-detached pair.

To enable satisfactory living standards there have been measures incorporated into the proposal to provide sufficient natural light to serve the proposed basement flat. There are 4 lightwells proposed, two being in the front, one to the side and the other to the rear. They would not be readily viewed from within the street scene. There will be bi-fold doors to the rear to allow access to external space and bring in additional lighting to the rear of the flat, and the proposed excavation works to the rear will also allow improved access and natural light. These changes are consistent with other properties within the Conservation Area and would not be alien features when viewed in the local and wider context.

As such, it is considered that the proposed enlargement of residential accommodation within an established residential area has very little impact upon the conservation area, and as such is considered acceptable. Therefore, the proposal is in accordance with saved policy DC18.1 and EN3 of the Core Strategy.

Impact on residential amenity:

Future occupiers

The approval granted in 1982 related to the change of use to 3 one-bedroom and 3 bedsit self-contained flats. These were approved prior to the residential space standard that is now adopted by the City Council. It is therefore appropriate to consider these standards against the proposed 7th self-contained flat, now under consideration: The standard states that for a 2-bedroom x 4 person flat the accommodation should provide 70 square metres of floorspace together with 2 square metres of built in storage. The proposed flat would provide approximately 97.36 square metres, which is in excess of the recommended requirement. The bedrooms are each of good proportions and the apartment affords direct access to a good level of external amenity space provided to the rear.

With regards to intensification, it is acknowledged that the flat to the ground floor could develop downwards to become a much larger flat in the form of a duplex thereby still increasing the number of occupants. In addition, the proposed basement flat would afford a primary point of access retained from the existing internal staircase, as shown on plan ref: 23-CF-19OLRD-SD-005 A. This arrangement is considered to be acceptable on balance, given that the communal access would increase surveillance and reduce demand to use the rear external access.

Neighbouring residents

The property will be used as a residential unit which is compatible with the current use of the property itself and the area in which is located, and it is not considered that any additional comings and goings generated by an increase within the property of 1 unit are likely to be so detrimental as to merit refusal. The layout mirrors that of the flats above and the juxtaposition of the accommodation is considered acceptable. The development will be conditioned to remain as a Class C3(a) use.

As such, it is considered that the proposal would not cause undue harm upon the amenity of neighbouring and future occupiers. Therefore, the proposal is in accordance with saved policy DC1 and DM1 of the Core Strategy.

Impact on highway safety:

The application site affords three off-street parking spaces (3m x 6m) to the front accessed via an existing dropped kerb from Old Lansdowne Road. The proposal would not impact the current parking provision on site.

Highways have been consulted on this scheme and raise no objections. Notwithstanding this, it is considered that the lack of parking spaces to be provided for the proposed basement apartment, may contribute to the level of vehicles parked on-street. As such, it is recommended that continual monitoring of parking demands is undertaken.

No details of proposed EV charging have been submitted for the proposal; this has been requested via planning condition.

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit. This has been requested for the new basement unit via planning condition.

Waste bins are situated to the front of the property adjacent to the parking spaces as shown on plan ref: 23-CF-19OLRDS-004 - F. No details of proposed refuse management storage have been submitted for the proposal; this has been requested via planning condition.

Conclusion:

It is recommended that the application is approved, as the proposed elevational alterations are considered relatively minor. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, DC18 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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:

- 'Elevations (Existing and Proposed), numbered '23-CF-19OLRD-SD-03 - F', stamped as received by the City Council as Local Planning Authority on the 4th Aug 2025.
- 'Basement Plan (Existing and Proposed), numbered '23-CF-19OLRD-SD-002 - H', stamped as received by the City Council as Local Planning Authority on the 5th Aug 2025.
- 'Site Plan (Proposed), numbered '23-CF-19OLRD-SD-004 - F', stamped as received by the City Council as Local Planning Authority on the 2nd July 2025.
- 'Ground Floor Plan (Existing and Proposed), numbered '23-CF-19OLRD-SD-005 A', stamped as received by the City Council as Local Planning Authority on the 29th July 2025.
- Waste Management Strategy, stamped as received by the City Council as Local Planning Authority on the 12th June 2025.

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 materials to be used on the external elevations including patching up, shall match those of the existing property in terms of size, colour and texture, including the mortar.

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 conservation area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to first use of the development hereby approved, details of the specifications, elevations, siting and appearance of the secured cycle storage for the new unit shall be submitted to and approved in writing by the City Council as local planning authority. The agreed

details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

5) Prior to the first occupation of the development hereby approved, full details of an electric vehicle charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the apartments and retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

6) Prior to first use of the development hereby approved, details of a secure and well-ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 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 premises 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).

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.

Informatives

- 1) The Applicant may wish to consider the installation of a H-Bar marking to protect the parking access.

https://www.manchester.gov.uk/info/474/parking_at_your_home/8167/apply_for_a_disabled_parking_bay_or_h_bar

- 2) If any alterations to the adopted footway are required the Applicant should be advised to enter into a Section 278 agreement, at their own cost. This would be undertaken through the Statutory Approvals team at:
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
West Didsbury Residents Association

Flat 7, 21 Old Lansdowne Road, Manchester, M20 2PB
Basement Flat, 22 Old Lansdowne Road, Manchester, M20 2NU
20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 4, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 7, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 3, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 2, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 4, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 8, 19 Raleigh Close, Manchester, M20 2BY
Flat 5, 19 Raleigh Close, Manchester, M20 2BY
Flat 3, 19 Raleigh Close, Manchester, M20 2BY
19 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 5, 19 Old Lansdowne Road, Manchester, M20 2PB
Flat 9, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 3, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 9, 19 Raleigh Close, Manchester, M20 2BY
Flat 7, 19 Raleigh Close, Manchester, M20 2BY
Flat 6, 19 Raleigh Close, Manchester, M20 2BY
Flat 4, 19 Raleigh Close, Manchester, M20 2BY
Flat 2, 19 Raleigh Close, Manchester, M20 2BY
Flat 1, 19 Raleigh Close, Manchester, M20 2BY
Flat 4, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 6, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 3, 17 Old Lansdowne Road, Manchester, M20 2PB
Flat 2, 21 Old Lansdowne Road, Manchester, M20 2PB
Flat 1, 17 Old Lansdowne Road, Manchester, M20 2PB
22 Old Lansdowne Road, Manchester, M20 2NU
Flat 8, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 7, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 5, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 4, 16 Old Lansdowne Road, Manchester, M20 2NU
Flat 2, 20 Old Lansdowne Road, Manchester, M20 2NU
Flat 1, 16 Old Lansdowne Road, Manchester, M20 2NU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Albert Park Conservation Area 1988

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA