MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143223/FO/2025
Date registered valid:	16 June 2025
Proposal:	Erection of single storey rear extension to House of multiple occupation (Sui Generis).
Address:	77 Oatlands Road, Manchester, M22 1AH
Ward(s):	Woodhouse Park Ward
Applicant:	Mr G Haynes, The Message Trust
Agent (if any):	Mr Jonathan Renshaw, ebrdesigns.com ltd
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14.07.2025

Standard consultations:
Printed: 25 June 2025 Expired: 16 July 2025

Neighbour notifications
Printed: 25 June 2025 Expired: 16 July 2025

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 is located in a predominantly residential area and is sited on the eastern side of Oatlands Road. The property relates to a detached former Manse building, which comprises buff brickwork and a tiled roof. Amenity space to the northern side and part of the front of the property consists of a part flagged and part gravelled area to accommodate car parking. The remainder of the front amenity space is grassed with a hedge at the back of pavement. There is a garden area to the rear comprising a flagged patio, and grassed area and tree, and some additional trees along the eastern boundary with a day nursery beyond at the rear. The property benefits from an existing single storey rear extension and a conservatory.





View from Oatlands Road



View of northern elevation of existing property



View of southern elevation of existing property

Planning History

106719/FO/2014/S2 - Change of use of former Residential Home for the Elderly (Use Class C2) to House in Multiple Occupation (Sui Generis), including alterations to car park to provide 3 additional spaces.
St. Marks Manse, Oatlands Road, Manchester.
Approved on 27th February 2015 subject to conditions

047808/FO/SOUTH3/95- Single storey rear extension to form chair store
St. Marks Manse Nursing Home, Oatlands Road/Portway,
Approved on 26th July 1995 subject to conditions

037377- Revised plans for the erection of a two-storey extension to existing residential home. Previously approved on 15/08/90 Ref F33801.
St. Marks Manse, Oatlands Road, Manchester.
Approved on 8th October 1990 subject to conditions

033801- Two storey extension to existing residential home
St. Marks Manse, Oatlands Road, Manchester.
Approved on 15th August 1989 subject to conditions

024069- Change of use to a voluntary short stay residential unit for up to six elderly persons
St. Marks Manse, Oatlands Road, Manchester.
Approved on 7th June 1985 subject to conditions

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is bounded by a funeral directors and associated parking areas to the north, a church and associated buildings and large parking area to the south, a day nursery to the east, and a commercial MOT garage premises and taxi office directly opposite to the western side of Oatlands Road. Ther are residential properties to the southwest and further to the north on Oatlands Road.

Description of development

Consent is sought for the erection of a single storey rear extension. The proposed extension would be located adjacent to the existing rear extension and would extend across the rear elevation of the existing HMO (following the demolition of the existing conservatory). An additional floor area of 31 sqm would be created. The proposed extension would be 4.18m in depth (the same depth as the existing rear extension) and 10.9 m in length extending from the side elevation of the existing rear extension to the gable of the existing property.

Materials would comprise facing brick to match the existing building, however, due to the shallow roof slope, it is proposed to incorporate a grey standing seam roof. It is proposed to extend the proposed pitched roof across the retained rear extension (following the removal of the current hipped roof arrangement).

The bay window to the front of the property would be replaced within the front façade of the property at ground floor level, and an additional window is proposed at ground floor level on the southern elevation of the existing property to serve a kitchen.
The increase the number of bedrooms at the property from 11 to 17 is due to an associated internal reconfiguration in addition to the floorspace to be created by the proposed rear extension. This due to the existing lounge, dining room /lounge and 2 kitchen areas at ground floor level being reconfigured to form two dining/kitchens. The existing first floor layout which includes a lounge, a dining kitchen and a kitchen space would remain as existing.

Two off street parking spaces would be retained. Storage would be provided to the front of the property for 17 cycles (100% provision) under a polycarbonate canopy structure set behind the retained hedge. Bins are currently stored behind the existing hedge and would now be located within the side garden area.

Consultations & Notification Responses
Local Residents and Local Businesses -No comments received.

Highway Services – 03.07.2025
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. It is understood that the existing property provides 11 bedspaces, and the proposed development will provide 17 bedspaces. The current on-site parking offering is to be retained. It is noted that two car parking spaces are provided on-site.

Confirmation is requested on how car parking is managed to ensure there is limited overspill onto the highway network. Highways have concerns with limited parking for 17 residents.

Cycle store with parking for 12 cycles is noted. It is requested that 100% cycle parking is provided. The cycle store should be sheltered and secure.

A bin store noted within the curtilage of the site. A waste proforma confirms that bins will be taken to/from Oatlands Road on collection day. On-street collection noted from Oatlands Road, as per the existing arrangements. This is acceptable in principle.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Further comments 11.07.2025
An updated plan has been provided and now shows cycle storage for 17 bikes (100% provision). This is welcomed and acceptable to Highways.
Highway Services noted that the parking arrangements are existing and the confirmation by the planning agent that parking is managed on-site with signage, markings and “house rules”.
This is acceptable to Highways in principle.

Environmental Health – Have advised that the site is not in an area affected by contamination and the waste strategy is acceptable.

Policy Context

National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Places for Everyone
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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

The relevant Places for Everyone policies for this application are as follows:
JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

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 Core Strategy policies which are relevant are :
Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity (partially superseded by PfE policies)

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy H11 (Houses in Multiple Occupation); states changes of use from a C3 dwelling house to a C4 HMO will not be permitted where there is a high concentration of residential properties within a short distance of the application site falling within one or more of the following categories:
- Exempt from paying Council tax because they are entirely occupied by full time students.
- Recorded on Private Sector Housing's database as a licensed HMO.
- Any other property which can be demonstrated to fall within the C4 or sui generis HMO use class.

In cases where the concentration of such properties is significant but less high, the Council will examine property type and resident mix in more detail when considering an application for a change of use.

In parts of Manchester which do not have a high concentration of HMO/student housing but where the lack of family housing has threatened the sustainability of the community to the extent that regeneration activity with the specific intention of increasing the amount of family housing has taken place, there will be a presumption against changes of use which would result in the loss of a dwelling which is suitable for a family. Changes to alternative uses, including C4 and HMOs with more than six occupants, will only be acceptable where it can be demonstrated that there is no reasonable demand for the existing use.

All proposals for change of use of existing properties into houses in multiple occupation, and all proposals for conversion of existing properties into flats (which might not necessarily fall within Class C4), would be permitted only where the accommodation to be provided is of a high standard and where it will not materially harm the character of the area, having particular regard to the criteria in policy DM1.

Policy EN 19 – Waste: states proposals must be consistent with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). The applicant has a waste management strategy for the site. Compliance with this strategy will form part of the conditions of the planning approval.

Policy T1 ‘Sustainable Transport’; seeks to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking. (The element of this policy related to use the broad hierarchy of road uses is superseded by Places for Everyone policy JP-C1). The scheme includes the provision of cycle storage. This aspect of the scheme would be conditioned. It is considered that the scheme would accord with the broadly aspirations set out in policy T1.

Saved Unitary Development Plan policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows; e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Issues

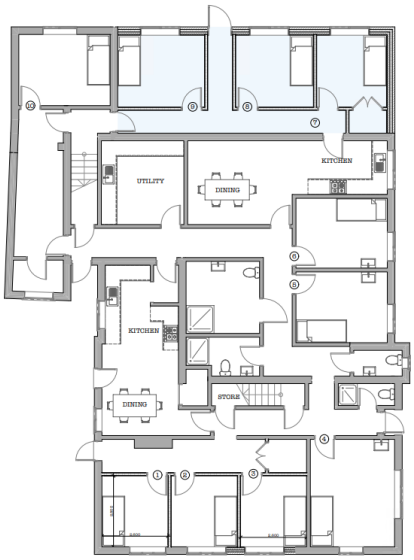
Principle of development:

The principle of the use of the property as a House in Multiple Occupation has been established as part of a previous approval for the change of use of former Residential Home for the Elderly (Use Class C2) to House in Multiple Occupation (Sui Generis) (ref: 106719/FO/2014/S2) approved on 27th February 2015.

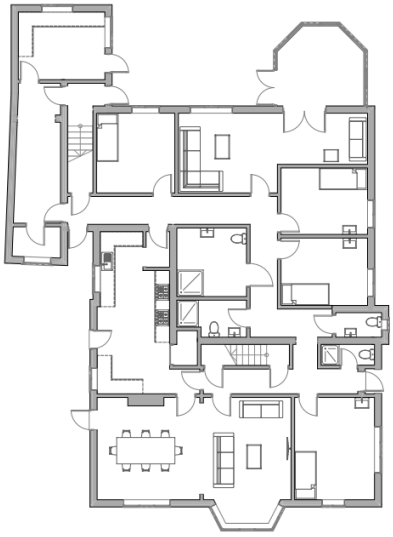
The proposal seeks an extension to the rear to facilitate an internal re-configuration of the property to offer an increased number of bedspaces. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity, waste storage and parking arrangements.

Impact on residential amenity
The property has garden areas to the front, side and rear, with areas of gravel to the front and hard landscaping to side to accommodate limited off street parking (2 spaces).
At present the property has 11 bedspaces and the proposed development would lead to an increase to 17 bedspaces. Whilst this represents an intensification of the existing use, the property is bounded by a funeral directors to the north, a church and associated buildings to the south, a day nursery to the rear (east), and commercial garage premises and taxi office opposite the site to the western side of Oatlands Road. On this basis the intensification of use and increase in coming and goings is not considered to give rise to significantly adverse impacts to residential amenity, as to warrant refusal of the proposed development.

Due to the single storey nature of the proposed extension, and the detached nature of the property, and its proposed siting in respect of the existing church, day nursery and funeral directors, it is considered that the proposal would not create an overbearing feature for these neighbours. No loss of light nor privacy implications would occur as a result of the proposal. Whilst it is acknowledged that the rear boundary fencing is formed of weldmesh, the scheme would not introduce any windows closer to this boundary than are present in the existing property. This boundary is 10m from the rear façade of the proposed extension.



Proposed ground floor



Existing ground floor



Proposed rear elevation



Existing rear elevation

Overall, it is not considered that the proposal would have an adverse impact upon residential amenity, however, an additional window is proposed at ground floor level on the southern elevation of the existing property to serve a kitchen. As the boundary treatment to the southern boundary comprises a weldmesh fence (which would be retained) it is proposed to attach a

condition to approval to require kitchen window at ground floor level in the southern elevation shall be obscurely glazed to a height of 1.7m above internal floor level to reduce the potential for overlooking and loss of privacy.

Impact on visual amenity and the street scene

The proposed extension is limited to the rear façade of the property, and as such would not be readily visible from the street. External alterations include the replacement of a bay window to the front of the property and an additional window at ground floor level on the southern elevation. It is considered that the proposed development would not give rise to adverse impacts in visual terms or detract from the character of the area.



Proposed front elevation



Existing front elevation

Design and Appearance

The materials to be used for the proposal would match the host property in relation to brickwork. However, the use of a grey standing seam roof is proposed, rather than a tiled solution, due to the shallow roof slope. A condition is therefore proposed to require the materials to be submitted prior to any above ground work to be undertaken , to enable further consideration to be given the nature of the roofing materials proposed.

Policy DC1.3 of the UDP states rearward projections should not extend more than 3.65 metres. However, the proposal with a rearward projection of 4.18 metres, given the detached nature of the property and the size of the rear garden area is acceptable. On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car parking
The existing off street parking provision (2 spaces is to be retained). Whilst there are traffic restrictions orders in the form of bus stop bay markings to the south on Oatlands Road, there are no restrictions in front of the property or further north on Oatlands Road.
The agent has written to advise parking can be managed with a combination of internal signage/line marking and also with "house rules" to ensure satisfactory arrangements. It is recommended that the 2 retained spaces are demarcated and that this element of the scheme is conditioned.

Cycle storage
A cycle store to accommodate 17 cycles is proposed to the front of the property. The spaces would be located under a canopy comprising polycarbonate panels set within an anthracite grey powder coated steel frame, which would be screened by existing hedging within the site along the Oatlands Road frontage. It is recommended that the implementation and retention of the proposed cycle store is conditioned.

Waste Management
Bins are currently stored behind the existing hedge and would now be located within the side garden area. The waste management proforma accompanying the application references the provision of 4 no. 240litre general refuse bins; 4 no. 240litre pulpable recycling bins ; 4 no. 240litre mixed recycling bins; 1 no. 240litre garden waste and 4 food waste caddies. This approach is considered to be acceptable in principle. A condition is recommended , however, to require the submission of a bin store to screen the bins from views in the street scene.

Trees/Hedges
There is an existing tree in the rear garden to the rear of the existing single storey rear extension. In order to safeguard this tree, the three trees on the rear (eastern)boundary, and the hedging at the back of pavement to the front of the property, it is proposed to attach a condition to ensure protection fencing is erected and maintained during the construction period. None of the trees are subject to tree preservation orders and as the site is not in a Conservation Area, they are not afforded any protection though other legislation. Furthermore, the hedge is not of sufficient length to be protected through hedgerow legislation.

Conclusion
Overall, it is considered that the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 polices 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

The proposal has been assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Place for Everyone and other material considerations. In this instance additional information was requested regarding parking management and cycle storage, which has been provided, and appropriate conditions have been attached.

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:
Proposed ground floor plan ref: ebr/00989 A0.5
Proposed first floor plan ref: ebr/00989 A0.6
Proposed elevations plan ref: ebr/00989 A0.7
Proposed elevations_02 plan ref: ebr/00989 A0.8
Location plan ref: ebr/00989 A0.10
Waste Management Profoma (notwithstanding numbers of people to be accommodated) Received 16th June 2025

Bike store plan ref: ebr/00989 A0.12 received 15th July 2025

Site plan ref: ebr/00989 A0.9 rev. B received 1st August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. Notwithstanding the information on the plans in condition no.2, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the proposed extension shall be submitted to and approved in writing by the City Council as local planning authority. The proposed extension shall be carried out in accordance with the agreed details.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4. The development shall be implemented in accordance with the details on the Bike store plan ref:ebr/00989 A0.12 in the location shown Site plan ref: ebr/00989 A0.9 rev.B received 1 st August 2025, prior to the occupation of the additional accommodation hereby approved, and shall be retained thereafter.

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, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) a) The development shall be implemented in accordance with the measures within the Waste Management Proforma (notwithstanding numbers of people to be accommodated) in the location on Site plan ref: ebr/00989 A0.9 rev.B received 1st August 2025

b) Prior to the occupation of the accommodation herby approved , detailed designs of a bin store shall be submitted to and approved in writing by the City Council as local planning authority . The development shall be implemented in accordance with the approved scheme

c) The details of the approved scheme for that phase 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, EN19 and DM1 of the Manchester Core Strategy (2012).

6) In this condition ""retained tree and hedge"" means an existing tree and hedge, which is shown as retained on Site plan ref: ebr/00989 A0.9 rev. B received 1st August 2025 specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the additional accommodation for its permitted use.

(a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree or hedge shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

7) The kitchen window at ground floor level in the southern elevation shall be obscurely glazed to a height of 1.7m above internal floor level, to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity of adjacent properties, and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

8) The car parking indicated on the approved plans, shall be surfaced, demarcated and made available for use prior to the additional accommodation hereby approved being occupied. The car parking shall then be available at all times whilst the HMO is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the accommodation hereby approved being occupied, a parking management plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of highway safety, pursuant to policies SP1, DM1 and T1 of the Manchester Core Strategy (2012).

Informative

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

15 Stoneacre Road, Manchester, M22 1BP
Flat 1, 77 Oatlands Road, Manchester, M22 1AH
Wythenshawe Mot Centre, Oatlands Road, Manchester, M22 1BE
78 Oatlands Road, Manchester, M22 1BE
76 Oatlands Road, Manchester, M22 1BE
74 Oatlands Road, Manchester, M22 1BE
St Marks Church, Oatlands Road, Manchester, M22 1AH
James Bradley And Sons Ltd, 75 Oatlands Road, Manchester, M22 1AH
Flat 6, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 3, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 1, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
1 Hucclecote Avenue, Manchester, M22 1AL
Wythenshawe Private Hire, Oatlands Road, Manchester, M22 1BE
Woodhouse Park Family Centre, 7 Stoneacre Road, Manchester, M22 1BP
Flat 8, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 7, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 5, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 4, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 2, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 15, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 14, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 12, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 11, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 10, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
Flat 9, St Marks Court, 1 Stoneacre Road, Manchester, M22 1BS
73 Oatlands Road, Manchester, M22 1AH
9 Stoneacre Road, Manchester, M22 1BP
21 Stoneacre Road, Manchester, M22 1BP
19 Stoneacre Road, Manchester, M22 1BP
17 Stoneacre Road, Manchester, M22 1BP
13 Stoneacre Road, Manchester, M22 1BP
11 Stoneacre Road, Manchester, M22 1BP
62 Oatlands Road, Manchester, M22 1BE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA