

## **PLANNING**

## **GROWTH & DEVELOPMENT**

## **DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

**Application no.** 142172/FO/2025

**Date registered valid:** 21 May 2025

**Proposal:** Conversion of basement to form 1 no. 2 bedroom dwelling.

**Address:** 23 Holmfirth Street, Manchester, M13 0NS

**Ward(s):** Rusholme Ward

  

**Applicant:** Mr Islam Ezazul

**Agent (if any):** Mr Neil Sharp, Aspire Architectural Design

**Case officer:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)

  

**Recommendation:** Refuse

**Date of recommendation:** 09.07.2025

## APPLICATION DETAILS

**Type of application:** Full Application Consent

**Development type:** Minor Dwellings

**Date of site visit:** 11 July 2025

**Standard consultations:** Printed: 3 June 2025    Expired: 24 June 2025

**Neighbour notifications:** Printed: 3 June 2025    Expired: 24 June 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### Description of site/building

The proposal is related to a two storey end terracing dwellinghouse on the corner of Holmfirth Street and Whiley Street. The property features a small rear yard and small frontage. The property has an existing loft conversion. Parking is on street.

### Description of area

The property is in a mostly residential part of the Rusholme Ward of Manchester

### Description of development

Conversion of basement to form 1 no. 2 bedroom dwelling.

The proposal would convert the existing basement at the premises to form 1no 2bed property.

The total habitable floorspace is 36.7m<sup>2</sup>.

The main external works consist of a new basement level main entrance with steps from ground level into a sunken well.

The proposal would also create a new ground/basement window to the elevation on Holmfirth Street and the rear elevation facing into the rear yard.

## PLANNING HISTORY

### 102495/FH/2013/N2

Description: Erection of single storey side extension to form additional living accommodation

Decision: Approved 16/08/2013

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

### Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had concerns that the additional residence would increase on street car parking demand to the negative effect of the area.

## Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no comment to make.

## Notifications

Local Residents

No representations received.

## NEGOTIATIONS

Issues have arisen in the consultation phase and no amount of negotiation would create a viable scheme.

Initial Issues included:

- Sunken access - generally we don't accept sunken access to basement dwellings due to the increase security risk created by these sunken entrances. We would expect new basement dwellings to have access provided through the main door and internal stairwells.
- Lightwells - The plans show new windows to the proposed living room and bedrooms however you have not shown how these would be implemented or whether lightwells are required. As the side wall abuts a pavement, I'm not sure this would be viable and therefore there wouldn't be adequate light to the living room.
- Space standards - The floorspace totals 36.7sqm which is 24sqm less than the national space standards for a 1 storey, 2bed 3 person dwelling and would therefore not provide adequate living space.
- Waste management - there is no details on waste management and bin storage.

The applicant was made aware on 05 June and 06 July that the Council would be proceeding to refusal unless withdrawn.

## RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

### Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 3 - Housing
    - H 1 – Overall Housing Provision (Partially replaced by PfE Policy JP-H 1)
    - H 5 – Central Manchester
  - Objective 5 – Transport
    - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC5 - Flat conversions
    - DC7 - New housing development
    - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)

- Strategy
  - JP-Strat5: Inner Areas
  - JP-Strat14: A Sustainable and Integrated Transport Network
- Sustainable and Resilient Places
  - JP-S1: Sustainable Development
- Places for Homes
  - JP-H4: Density of New Housing
- Places for People
  - JP-P1 Sustainable Places
- Connected Places
  - JP-C5: Streets for All
  - JP-C6: Walking and Cycling
  - JP-C8: Transport Requirements of New Development
- [The National Planning Policy Framework \(The NPPF\)](#) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 5 – Delivering a sufficient supply of homes
  - Section 9 – Promoting sustainable transport
  - Section 12 – Achieving well-designed places

## Principle

The City Council will only accept new basement conversions when the new dwelling is deemed to have a high standard of accommodation, with minimal impact on the density of the property and residential amenity. The council generally only supports basement dwellings when access is made internally. In this case the harm of the proposal would significantly outweigh the benefit and on balance is unacceptable.

## ISSUES

### **Appropriate siting, layout, scale, form, massing, materials, and detail**

The proposed 2no bedroom dwelling would be in the basement of an end terrace property increasing the density of the property resulting in harm to local amenity and accommodation standards (see sections below).

On balance the proposed basement dwelling is not appropriate for the premises and is therefore unacceptable.

### **Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.**

The area mainly consists of dense terrace properties with limited external amenity space and on street parking. Basement dwellings are not a feature and out of character for properties in the area due to the impact on overall density and overdevelopment this would create. The area is already limited by dense terrace rows and the cumulative impact of basement dwellings would create overdevelopment and exacerbate the amenity issues including parking.

### **Effects on amenity**

#### Privacy

There are minimal impacts on privacy.

#### Light

The proposal adds floor level basement windows to the property. There is little elevational detail to denote how big these new apertures would be. New lightwells are not proposed (with the windows on Holmfirth Road facing directly into adopted highway pavement there would be limited scope for this) so it can be assumed that these windows would need to be small and therefore provide very limited natural light to the detriment of potential occupiers. This is unacceptable.

## Noise

The additional 2-bedroom dwelling would create additional activity including comings and going to the address to the detriment of existing occupiers and neighbours. The location of the proposed sunken access would create a new door for access and egress and would exacerbate the overall noise from the property as a whole. This is unacceptable.

## Road Safety and Traffic Generation

The conversion may result in an increase to on street parking demand, which could negatively impact local highway capacity and safety (see 'Vehicular Access and Parking' below) This is unacceptable.

## Accessibility

The proposed dwelling would not be accessible however this is generally not the case for basement dwellings.

## Community safety and crime prevention.

The sunken basement would be a harmful addition creating a security risk to potential occupiers by limiting natural surveillance for occupiers' access and egress. Generally, the council accept internal access with access through the main door of the original dwelling to maintain natural surveillance. This is unacceptable.

## Adequacy of internal accommodation and external amenity space.

The proposed dwelling at 36.7sqm is significantly below the nationally described space standards for a 2bed 1 storey dwelling (61sqm) and would not provide enough space.

There is limited external amenity space at the property with a small rear yard and with no direct access to the proposed basement property would not provide quality external space for potential occupiers.

Together the amount of internal and external amenity space is inadequate and would create a poor standard of accommodation.

## Refuse storage and collection.

The applicant has not provided details on waste management for the new property, with no bin store or collection noted. It's likely that this could have been resolved through a condition and would therefore be onerous to refuse on this basis.

## Vehicular access and car parking

The application proposes the creation of a new two-bedroom residential unit in the basement of the property, with on-site parking arrangements to remain as existing. This is likely to increase parking demand in the area, on both Holmfirth Street and Whiley Street. As such the conversion may result in an increase to on street parking demand, which could negatively impact local highway capacity and safety. This is unacceptable.

## Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

## Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

## 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.

## **CONCLUSION**

The proposed conversion of the basement at 23 Holmfirth Street to form a two-bedroom dwelling fails to meet key planning standards and policies. The scheme would result in overdevelopment, inadequate living conditions due to poor light and insufficient space, increased parking pressure, and heightened security risks. These cumulative impacts render the proposal unacceptable and contrary to both local and national planning frameworks. Therefore, the application is recommended for refusal.

## **RECOMMENDATION: APPROVE**

### **Article 35 Declaration**

The application has been determined within the statutory timescale. In this instance the principle of the application proposal is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

## **REASONS FOR RECOMMENDATION TO REFUSE**

### **1. Overdevelopment**

The proposed scheme would represent an over intensive use of the property. The additional comings and goings and associated noise disturbance would be detrimental to amenity of residential occupiers in the area. The proposed development is therefore contrary to Policies EN1, SP1 and DM1 of the Manchester Core Strategy and extant Policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester. JP-Strat9, JP-S1, JP-S6, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

### **2. Poor standard of accommodation**

The proposed scheme fails to provide adequate levels of natural light, given the limited numbers of windows serving the proposed property, and is significantly below the nationally described space standards, which would give rise to a poor standard of living accommodation for future occupiers and an inadequate residential accommodation contrary to counter to policies DM 1, SP 1, H 1, H 6, and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat9, JP-S1, JP-H4 and JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

### **3. Security**

The sunken entrance to the front of the property will leave the entrance and people using it vulnerable to anti-social and criminal behaviours due to a lack of natural surveillance from the public domain. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1.

### **4. Impact on parking and highways**

The proposed scheme is likely to increase demand for the limited space available for parking on street, as there will be no increase in the provision of off-street parking. The additional demand for on street parking would have a detrimental impact on the amenity of the area and is therefore contrary to the provisions of Core Strategy Policy DM1, EN1, SP1 and T1 and saved Unitary Development Plan policy DC5.

## **APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED**

Highway Services

Environmental Health

61B Birch Lane, Manchester, M13 0WW

61A Birch Lane, Manchester, M13 0WW

59 Birch Lane, Manchester, M13 0WW

Flat 2, 21 Holmfirth Street, Manchester, M13 0NS

Flat 3, 21 Holmfirth Street, Manchester, M13 0NS

Flat 1, 21 Holmfirth Street, Manchester, M13 0NS

2 Southernby Close, Manchester, M13 0WX

24 Holmfirth Street, Manchester, M13 0NS

63 Birch Lane, Manchester, M13 0WW

13 Whiley Street, Manchester, M13 0WR

## **APPENDIX 2 – PLANNING CONSTRAINTS**

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Area Team Boundary - Name: NORTH AREA