

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141750/FO/2024

**Date registered valid:** 15 January 2025

**Proposal:** Elevational alterations including replacement windows, fascia, soffits, bargeboard, repair existing mock Tudor panelling, render to sections, airbricks, louvres, rainwater goods, creation of fire escape door to lower ground floor, replacement driveway with associated hardstanding and replacement fencing

**Address:** 8 - 10 Hastings Avenue, Manchester, M21 9JS

**Ward(s):** Chorlton Ward

**Applicant:** Mrs Denise Marsh, Creative Support Limited

**Agent (if any):** Mr Gavin Bebbington-Young, Wilkinson Cowan Partnership Ltd

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation** 6th May 2025



## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 6 February 2025

**Standard consultations:**

Printed: 30 January 2025 Expired: 20 February 2025

**Neighbour notifications**

Printed: 30 January 2025 Expired: 20 February 2025

**Site notice**

Posted: 6 February 2025 Expired: 27 February 2025

**Press advert**

Published: 4 February 2025 Expired: 25 February 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The application site relates to a detached three storey and basement Edwardian property constructed in red brick with mock Tudor timber boarding to top floor gables. Existing windows are timber casements but would have originally been timber sashes. The property is in use as 12 flats over four floors for assisted living. The property lies within the Wilbraham Road/Edge Lane Conservation Area sited in a cul-de-sac street of similar properties. The building retains some original features including stone banding to the front elevation. The property features a two storey outrigger to the rear with single storey rear projection and two side dormers. Hardstanding is located to the front, side and rear with some grassed areas retained at the front and east side of the site. The boundary comprises brick wall and pillars to the front with timber fencing along the side boundaries and brick wall to the rear boundary. An access ramp is located at the rear entrance to the flats located on the west side of the building.



**Listed building:** Not applicable

**Conservation area:** Wilbraham Road/Edge Lane Conservation Area 2005

**Tree Preservation Order:** No

## Description of area

The area is predominantly residential in nature with Chorlton District Centre within a short distance.

## **Description of development**

The applicant is seeking planning permission for the following works:

Elevational alterations including replacement windows, fascia, soffits, bargeboard, repair existing mock Tudor panelling, render to sections, airbricks, louvres, rainwater goods, creation of fire escape door to lower ground floor, replacement driveway with associated hardstanding and replacement fencing.

## **Consultations & Notification Responses**

**Local residents/Members of the Public** – one letter of objection has been received in relation to the proposed development. Summary of comments as follows:

- The plan of land ownership is wrong.
- No objection to any improvements
- The owners have made no attempt whatsoever to discuss their plans and therefore we object.

**Environmental Health** - recommend that the following conditions are attached to any approval.

Demolition/construction management plan

Construction hours

**Trees** – Satisfied with landscaping plan.

**Highways** – should the application be approved, attach informative

## **Policy**

The Manchester Core Strategy - Development Plan Document 2012 - 2027 ("the Core Strategy") was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

## **Other Material Considerations**

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well designed places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Para 135 - Planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, and establish or maintain a strong sense of place.

Para 139 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution

made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 213 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 215 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 219 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

#### Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

JP-P2 Heritage

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal accords with the principles of this policy.

#### History relating to 8-10 Hastings Avenue

**042049/FO/SOUTH2/92** - Application Approved - 08.03.1994 Renovation, with substantial rebuilding, and conversion of pair of semi-detached dwellinghouses into 12 self-contained retirement flats with 3 storey rear extension and side dormers.

**052015/ENF/SOUTH2/97** - Application Approved - 12.12.1997 Deemed application for the erection of 2 two storey extensions on front elevation, one part 4 storey/part 2 storey rear extension and 2 dormers one on each side elevation

**039231** - Application Refused - 24.10.1991 Conversion of pair of semi detached dwellinghouses let as bedsits into 12 self contained retirement flats

**048611/FO/SOUTH2/95** - Application Withdrawn - 19.12.1995      Conversion of basement to form 2 retirement flats and two storey rear extension to form carer accommodation and enlargement of second floor dormer windows

**052022/ENF/SOUTH2/97** - Application Approved - 12.12.1997      Deemed application for the conversion of houses in multiple occupation to form 11 self contained sheltered flats with care facilities

**047445/FO/SOUTH2/95** - Application Refused - 13.07.1995      Provision of 2 disabled/frail elderly persons flats to lower ground floor and single storey extension to rear, including elevational changes to previous application ref 042049

**039227** - Application Withdrawn - 11.07.1991      Conversion of pair of semi detached dwellinghouses into 13 self contained flats

**049854/FO/SOUTH2/96** -

Recv: 30.05.1996

Application Refused - 11.07.1996 Conversion of houses in multiple occupation to form 11no. self contained sheltered flats with care facilities

## **Issues**

### **Principle of the Proposal**

The principle of the proposal, to carry out elevational alterations including replacement windows and replacement driveway to continue maintenance and improvements to the building is generally acceptable. However, consideration must be given to the proposal's appearance, and impact upon visual and residential amenity including impact upon the character of the Conservation Area.

### **Amenity**

The applicant is seeking planning permission for elevational alterations including replacement windows, fascia, soffits, bargeboard, repair existing mock Tudor panelling, render to sections, airbricks, louvres, rainwater goods, creation of fire escape door to lower ground floor, replacement driveway with associated hardstanding and replacement fencing. Concerns were raised by a local resident, comments which have been summarised in the consultation and responses section.

The proposed repair works to the mock timber boarding comprises repairing with localised removal of the decaying timber and remediate this utilising a two part timber filling compound and to be decorated with a primer and 2 coats of black external matt finish paint. Where a localised filling repair cannot be completed, would opt for a localised removal of the decaying timber with a 45 degree splice cut and replace with a planed all round treated timber to match the existing dimensions and decorated similar to the above method. The fascia's and windows in UPVC material would introduce a modern material which would be sympathetic to existing character of the building. The modern finish, and jointing method would contrast well with the traditional historic character retaining the same visual appearance as existing. Materiality is an important consideration in Conservation Areas and although the materials used would change from timber to UPVC this would not alter the existing appearance of the building.

The building's current timber windows would be replaced with energy efficient UPVC-framed windows on all floors on each of its elevations a total replacement of 54 windows. The proposal would also include the replacement an existing rear window with a fire escape door. It is not considered that the fire escape door, in terms of comings and goings, would provide a detrimental impact on the occupiers of surrounding properties, especially as this would be used for means of

emergency escape only, a door in this location is considered to be acceptable. In relation to the proposed windows, these would provide a modern equivalent to the building and although the building is Edwardian in character, would not be dissimilar to other Edwardian buildings along this street frontage. It was noted during the site visit that the existing windows in the property are not original which a number of windows on the lower ground floor having been previously replaced historically with UPVC casement windows.

Overall, the proposal is not considered to cause harm to the appearance of the application site or the visual amenity of its surrounding area. With regards to the scheme's elevational alterations, fascia, soffits, bargeboard, render to sections, airbricks, louvres and rainwater goods, these are considered to be minor in terms of their character and nature and would not significantly alter the appearance of the building as it currently stands.

On balance, taking into consideration the proposals visual appearance together with the material choice, it is considered would not interfere with the existing characteristics of the conservation area and therefore would accord with policies SP1, DM1, EN1 and EN3 of the Core Strategy, saved policy DC18 of the UDP or the NPPF and PfE.

### Trees

The applicant has removed the proposed smoking shelter from the scheme; however, a new perimeter boarder is proposed surrounding the tree with the excavation of soft landscaping to accommodate a geotextile layer covered with bark. The proposed landscaping is acceptable.

### Fencing

Replacement of the existing timber fencing with Waneylap fence panels to match the existing are considered to be acceptable.

### Replacement Driveway.

The application includes repairing part of the existing tarmacadam to the front of the property. The repairs include the replacement of large areas with binder course subbase compacted. This would match the existing hardstanding within the property's curtilage. In addition, the applicant has provided details of installing a new resin drainage channel with a black metallic grate and a 110mm outlet wrapped in a mesh to prevent silt from blocking the pipe with falls towards the soft landscaping to both driveways. This is considered to be an acceptable soakaway for the site.

### Fire Escape

The applicant proposes to replace an existing rear window with a fire escape door. In principle, in terms of comings and goings, as this would be used for means of emergency escape only, a door in this location is considered to be acceptable.

### Impact upon the Wilbraham Road/Edge Lane Conservation Area 2005

Section 72(1) of the Listed Buildings and Conservation Areas Act relates to Conservation Areas and states "in undertaking its role as a planning authority the council should in respect to Conservation Areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The application site lies with the Wilbraham Road/Edge Lane Conservation Area on the western side of Hastings Avenue and whilst many of the properties are retained as single residential properties, the architectural features have been retained particularly the mock Tudor projecting

gable roofs to the front of the property whose materials are predominantly timber. A number of properties have UPVC windows however, having changed utilising their permitted development rights.

The proposal as it stands, would amount to less than substantial harm to the significance of the designated asset given the size of the Conservation Area.

It is considered that the property could still be sustained in the same use with appropriate conservation materials and details. Historic England advises that when making changes to heritage assets including works in Conservation Area (Advice note 2, 2015) 'retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion.

On balance, it is believed that the proposal would accord with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18 and the NPPF.

### Refuse storage

This is to remain the same and would not be affected by the proposal.

### Conclusion

By virtue of the appearance and materiality, the proposal would conserve the historic character and appearance of the building and the Wilbraham Road/Edge Lane Conservation 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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

### **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 documents:

Received on 22<sup>nd</sup> April 2025 numbered 010 Revision D Landscape proposed layout

Received on 22<sup>nd</sup> April 2025 numbered 011 Revision A Proposed window and door specification

Received on 22<sup>nd</sup> April 2025 numbered 002 Revision C Proposed elevation and layout

Received on 22<sup>nd</sup> April 2025 numbered 004 Revision C Proposed right hand side elevation and layout

Received on 22<sup>nd</sup> April 2025 numbered 006 Revision C Proposed rear elevation and layout

Received on 22<sup>nd</sup> April 2025 numbered 008 Revision C Proposed left hand side elevation and layout

Received on 22<sup>nd</sup> April 2025 numbered 013 Revision C Proposed Hardstanding layout

Reason - To ensure 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 surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) All tree work should be carried out in accordance with the Method Statement as submitted on 23rd April 2025.

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 Core Strate

### **Informatives**

#### **CONSTRUCTION HOURS**

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:  
[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services

Environmental Health

Neighbourhood Team Leader (Arboriculture)

Heritage & Urban Design

6 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

Flat 7, 8 - 10 Hastings Avenue, Manchester, M21 9JS

Flat 5, 629 Wilbraham Road, Manchester, M21 9JT

Flat 6, 623 Wilbraham Road, Manchester, M21 9AT

Flat 5, Dhoon House, 2 Hastings Avenue, Manchester, M21 9JS

Flat 4, 4 Hastings Avenue, Manchester, M21 9JS

Flat 1, 4 Hastings Avenue, Manchester, M21 9JS

7 Hastings Avenue, Manchester, M21 9JS

7B Hastings Avenue, Manchester, M21 9JS

Flat 7, 625 Wilbraham Road, Manchester, M21 9JT

Flat 1, 625 Wilbraham Road, Manchester, M21 9JT

17 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

5 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

15 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

Flat 5, 8 - 10 Hastings Avenue, Manchester, M21 9JS

Flat 3, 627 Wilbraham Road, Manchester, M21 9JT

Flat 4, 627 Wilbraham Road, Manchester, M21 9JT

Flat 5, 1 Hastings Avenue, Manchester, M21 9JS

1 Hastings Avenue, Manchester, M21 9JS

3 Hastings Avenue, Manchester, M21 9JS

Flat 5, 5 Hastings Avenue, Manchester, M21 9JS

Flat 3, 625 Wilbraham Road, Manchester, M21 9JT

26 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

Flat 3, 8 - 10 Hastings Avenue, Manchester, M21 9JS

Flat 2, 8 - 10 Hastings Avenue, Manchester, M21 9JS

Flat 9, 8 - 10 Hastings Avenue, Manchester, M21 9JS

Flat 3, 629 Wilbraham Road, Manchester, M21 9JT

Flat 1, 629 Wilbraham Road, Manchester, M21 9JT

Flat 8, 623 Wilbraham Road, Manchester, M21 9AT

Flat 2, 1 Hastings Avenue, Manchester, M21 9JS

Flat 1, 5 Hastings Avenue, Manchester, M21 9JS

Flat 4, 625 Wilbraham Road, Manchester, M21 9JT

Flat 4, 6 Hastings Avenue, Manchester, M21 9JS

Flat 3, 6 Hastings Avenue, Manchester, M21 9JS

Flat 7, 627 Wilbraham Road, Manchester, M21 9JT

Flat 4, 623 Wilbraham Road, Manchester, M21 9AT

Flat 2, 623 Wilbraham Road, Manchester, M21 9AT

Flat 4, 1 Hastings Avenue, Manchester, M21 9JS

Flat 3, 1 Hastings Avenue, Manchester, M21 9JS  
Flat 5, 4 Hastings Avenue, Manchester, M21 9JS  
7 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
Flat 12, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 10, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 4, 629 Wilbraham Road, Manchester, M21 9JT  
Flat 5, 623 Wilbraham Road, Manchester, M21 9AT  
Flat 7, 623 Wilbraham Road, Manchester, M21 9AT  
Flat 1, 623 Wilbraham Road, Manchester, M21 9AT  
Flat 1, Dhoon House, 2 Hastings Avenue, Manchester, M21 9JS  
Flat 3, 4 Hastings Avenue, Manchester, M21 9JS  
9 Hastings Avenue, Manchester, M21 9JS  
Flat 6, 625 Wilbraham Road, Manchester, M21 9JT  
625 Wilbraham Road, Manchester, M21 9JT  
Flat 1, 627 Wilbraham Road, Manchester, M21 9JT  
Flat 2, 627 Wilbraham Road, Manchester, M21 9JT  
8 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
16 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
28 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
18 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
Flat 6, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 6, 5 Hastings Avenue, Manchester, M21 9JS  
Flat 4, 5 Hastings Avenue, Manchester, M21 9JS  
7A Hastings Avenue, Manchester, M21 9JS  
Flat 2, 625 Wilbraham Road, Manchester, M21 9JT  
25 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
Flat 2, 6 Hastings Avenue, Manchester, M21 9JS  
Flat 4, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 11, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 8, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
Flat 6, 627 Wilbraham Road, Manchester, M21 9JT  
Flat 3, 623 Wilbraham Road, Manchester, M21 9AT  
Flat 1, 1 Hastings Avenue, Manchester, M21 9JS  
Flat 4, Dhoon House, 2 Hastings Avenue, Manchester, M21 9JS  
Flat 3, 5 Hastings Avenue, Manchester, M21 9JS  
Flat 2, 5 Hastings Avenue, Manchester, M21 9JS  
11 Hastings Avenue, Manchester, M21 9JS  
Flat 5, 627 Wilbraham Road, Manchester, M21 9JT  
27 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF  
Flat 1, 6 Hastings Avenue, Manchester, M21 9JS  
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Flat 1, 8 - 10 Hastings Avenue, Manchester, M21 9JS  
12 Hastings Avenue, Manchester, M21 9JS  
Flat 2, 629 Wilbraham Road, Manchester, M21 9JT  
Flat 5, 625 Wilbraham Road, Manchester, M21 9JT  
Flat 3, Dhoon House, 2 Hastings Avenue, Manchester, M21 9JS  
Flat 2, Dhoon House, 2 Hastings Avenue, Manchester, M21 9JS  
Flat 2, 4 Hastings Avenue, Manchester, M21 9JS  
5 Hastings Avenue, Manchester, M21 9JS

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005

Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA