MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143371/FH/2025
Date registered valid:	4 July 2025
Proposal:	Proposed resurfacing of existing driveway with new block paving
Address:	Flat 3, 54 Athol Road, Manchester, M16 8QN
Ward(s):	Whalley Range Ward
Applicant:	Mr James Southey
Agent (if any):	Mr Stephen Gale, CKA Yorkshire
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2025

Standard consultations:
Printed: 14 July 2025 Expired: 4 August 2025

Neighbour notifications
Printed: 14 July 2025 Expired: 4 August 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/area:

The application relates to a three storey end-terraced property, which has been previously extended to the side/rear and converted into four self-contained flats.

The property features off-street gravelled parking areas to the front and side, accessed by a dropped kerb from Athol Road. There is no boundary treatment across the site frontage.

Athol Road is a residential street situated within the Whalley Range ward of Manchester. The area is predominantly residential in terms of its character, consisting of two-three storey semi-detached and terraced dwellinghouses, of varying form and character. The Fallowfield loop is located due south of the application site.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the resurfacing of existing driveway with new permeable block paving.

Due to the subdivided use of the application property, this property does not afford permitted development rights, therefore this proposal requires planning permission.

Consultations & Notification Responses

Local responses
None

Consultee responses

Highway Services – No objections.

The proposal involves the resurfacing of the existing driveway with block paving, which currently provides on-site parking for the property.

Plans appear to indicate that the works are to be within the site red-line boundary and not affect the adopted highway.

The number of parking spaces at the site will remain as existing, which is acceptable in principle.

There appears to be no proposed changes to the existing boundary treatment.
Existing pedestrian access to the site via Athol Road is to be retained.

Informatives are provided.

Relevant Planning History

At the application site –

041633 – Change of use from a dwelling house to four self-contained flats including a three-storey side/rear extension after the demolition of existing garage. Approved 03.09.1992.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

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.

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.

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 **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

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

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:
None

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Manual for Streets (2007)

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) 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 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of resurfacing an existing driveway is considered acceptable in principle. However, consideration must be given to the proposal's appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed new replacement driveway would comprise permeable block paving in the same location as existing, albeit increasing provision by 23m^2.

The agent submitted specification details of the proposed permeable block paving during the course of the assessment, (Brand: Marshalls, Type: Driveline Priora®, Colour: Bracken), these were considered acceptable from a visual amenity perspective. The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of driveways in this locale.

As such, it is considered that the design and appearance of the proposed development accords with Core Strategy Policies SP1, DM1 and EN1 and in general the design is considered acceptable.

Impact on residential amenity:

Due to the nature of the proposed driveway, to replace existing parking provision, it is not considered this proposal would give rise to any visual nor residential amenity impacts upon the amenity of neighbouring properties.

Impact on Highway Safety:

The proposal includes the enlargement of existing driveway space (with permeable paving) to 105m^2. The number of parking spaces at the site will remain as existing. Highways made no objection to these alterations, with the proposal therefore being deemed acceptable.

Highway Services requested two further informatives be placed on any approval granted and this would be reflected within the decision notice of any approval granted.

Waste:

No change to bin store arrangements would occur as a result of the proposal.

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
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 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit
   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. Specified drawings and documents
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed New Driveway', numbered 'M1-0325 REV A', stamped as received by the City Council as Local Planning Authority on the 04/07/2025.
   - Email from Agent detailing proposed driveway specification, dated and received 10:08am 01/09/2025

   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. Driveway material

The materials to be used on the driveway hereby permitted shall match those as specified on the email as received 10:08am, dated 1st September 2025 in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

2. The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 4, 54 Athol Road, Manchester, M16 8QN
Flat 1, 54 Athol Road, Manchester, M16 8QN
135 Alexandra Road South, Manchester, M16 8NU
43 Athol Road, Manchester, M16 8QW
Flat 2, 54 Athol Road, Manchester, M16 8QN
41 Athol Road, Manchester, M16 8QW
52 Athol Road, Manchester, M16 8QN

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