

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143050/FO/2025

Date registered valid: 27 June 2025

Proposal: Elevational alterations to existing 9-bed HMO including the formation of light-wells to front and rear, insertion of additional windows and doors to the side and rear elevations

Address: 50 Richmond Grove, Manchester, M13 0DP

Ward(s): Ardwick Ward

Applicant: Parc Housing Limited

Agent (if any): Miss Nixie Edwards HAD & Co

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 August 2025

Standard consultations:

Printed: 7 July 2025 Expired: 28 July 2025

Neighbour notifications

Printed: 18 July 2025 Expired: 8 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application relates to a distinctive three storey end of terrace house located in an area with a high concentration of HMO accommodation. The application property is characterised by a semi-hexagonal ground floor bay and recessed doorway accessed via steps. The principal elevation comprises of white painted brickwork and a grey slate pitched roof. Unpainted brickwork is retained to the side and rear elevations. The eaves line broken by a roof extension forming part of the original property. The front boundary has been removed to facilitate forecourt car parking within an area of hard surfacing. The rear elevation comprises of a 3-storey outrigger with a deeply recessed section of the rear elevation positioned adjacent to the boundary with No 52. The arrangement of built form is reflected in the composition of No 52. The component parts of the rear elevation comprise of vertically arranged windows over 3 floors. The property has an elongated rear garden yard enclosed by a mix of brick walls and timber fencing. The use of property as a large house in multiple occupation for 7 to 9 tenants (Sui Generis) was established through the approval of a certificate of lawful existing use or development (CLEUD) application ref: 139663/LE/2024 approved on 24 May 2024.

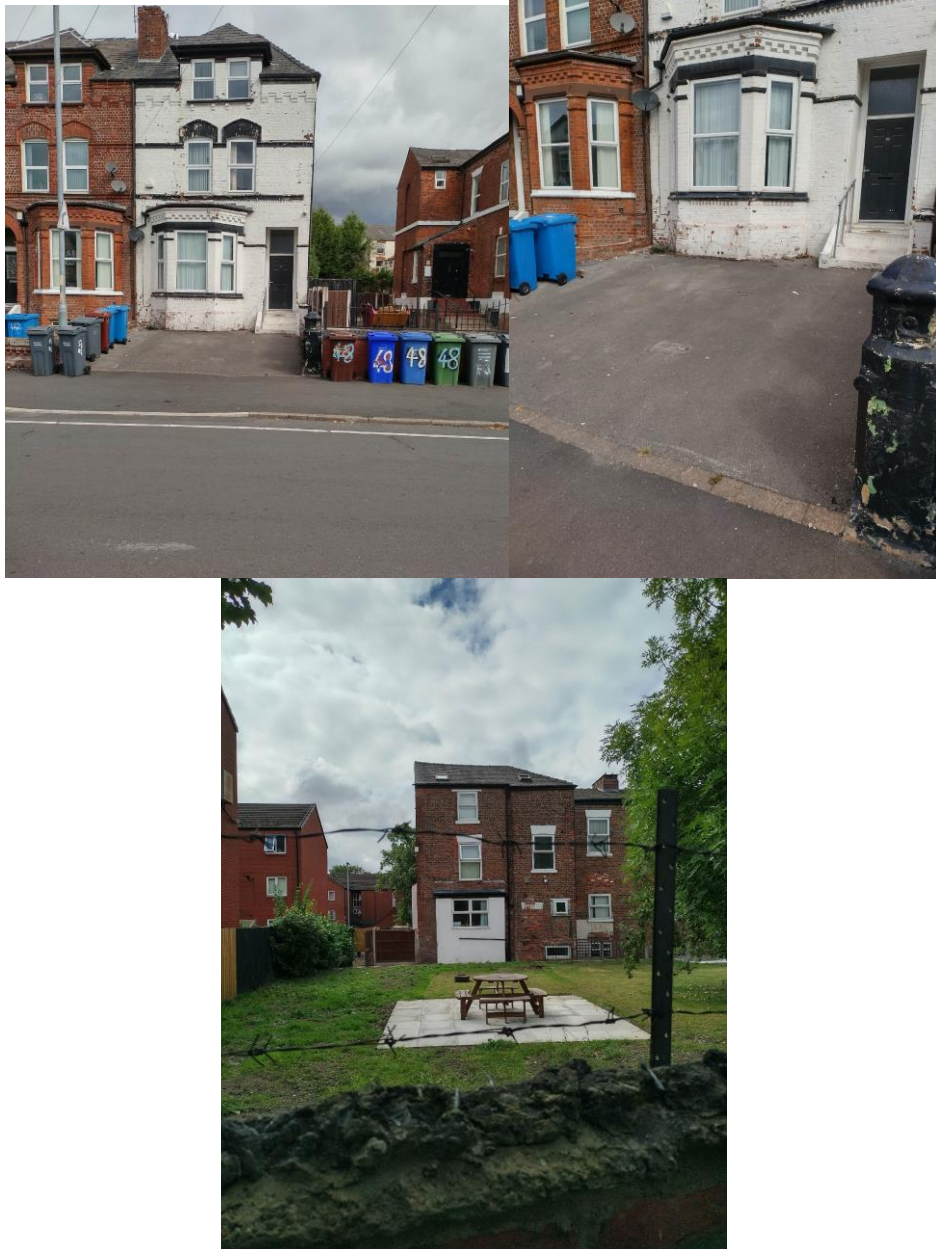


Fig. 1- Views of the front and rear of 50 Richmond Grove

Description of development

External works

Front Elevation - The hard surfaced garden area adjacent to the front elevation would be partially excavated to form a lightwell serving new windows inserted into the exposed semi-hexagonal bay. The windows would relate to a bedroom in the basement. Although access to the bedroom would be undertaken from within the building. A railing balustrade would be formed around the perimeter of the lightwell (raising by 1.1 metres above ground level). Bin storage within the front garden would be maintained.

Rear elevation - A pair of double patio doors would be inserted into the ground floor rear elevation of the three storey outrigger. Related steps would be introduced in response to changes in ground and internal floor levels.

An elongated lightwell would be formed along the full length of the side (east) elevation of the rear outrigger. The partial exposition of the basement would allow the insertion of a new patio doors in the rear elevation. The doors would provide access to the garden via new external steps.



Fig. 2 – Proposed layout



Fig. 3 – Proposed elevations

Site History

- i. 140678/FO/2024 - Conversion of property from 9-bedroom HMO (sui generis) to 12-bedroom HMO (sui generis) with associated elevational alterations (Dismissed on appeal 22 April 2025 Ref: APP/B4215/W/24/335586)
- ii. 139663/LE/2024 - Approved (CLEUD application): 24 May 2024

Use of property as a Large House in Multiple Occupation for 7 to 9 tenants (Sui Generis)

iii. 136612/LE/2023 – Refused: 23 May 2023

Use of property as a 9 bedroom House in Multiple Occupation (Sui Generis)

iv. 135497/FH/2022 – Withdrawn: 14.March 2023

Elevational alterations to include windows, additional steps to front elevation and new patio escape door to rear

v. 093342/FU/2010/N2 – Withdrawn: 11 November 2010

Change of use of dwellinghouse into 9 bedroom house in multiple occupation, with 2 car parking spaces to front of dwelling

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – No objections.

Highways – The following comments have been received:

- i. The development would not result in additional trip generation.
- ii. The site is location in a sustainable location, in terms of access to public transportation.
- iii. An existing car parking space would be retained, and the dimensions of the space should meet Council standards.
- iv. The development would incorporate storage for 12 cycles in the rear garden. A condition is requested to ensure that the specification for secure storage arrangements is approved.
- v. Existing bin storage arrangements would be retained.
- vi. Any basement excavations affecting the highway should be agreed by the City Council as local highways authority. Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements should also be agreed
- vii. The proposed implementation of the submitted travel plan.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
- ii. The social objective - Development should o support strong, vibrant and healthy communities. It should foster 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.

iii. The environmental objective – Development should protect and enhance the 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 (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not substantially depart from existing circumstances or harm residential amenity. Section 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG, which would be accorded with:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would constitute proportionate interventions to the property without undue harm to its character and appearance. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on existing drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;
- c. Improves access to jobs, services, education and open space whilst reducing the need to travel and securing good access to sustainable transport provision.

For the reasons, set out in this report it is considered that the development would accord with policy SP1, particularly regarding the intensity of the intensified use of the application property and related excessive noise and activity.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. How the sustainable waste management needs of the end user will be met.

The existing arrangements for bin storage would be retained. The development would involve limited interventions to the property and related construction waste would be proportionate and manageable.

Policy T1 Sustainable Transport - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car.
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.
- iii. Improve pedestrian routes and the pedestrian environment.
- iv. Reduce the negative impacts of road traffic.

The application site is located in an area with notable on-street car parking. The development would maintain (one space) car parking provision. As there would not increase there would be no change in the existing circumstances. Policy T1 would be appropriately responded with.

Policy DM1 Development Management - Discusses a range of issues that all development should have regard to. The development would accord with policy DM1 as it would:

- i. Not adversely affect the residential character of the area or harm to the amenities of future and neighbouring residents.
- iii. Improve the arrangement of internal space.
- iv. Not generate additional increase demand for on street car parking as the existing number rooms would be maintained as existing.

Unitary Development Plan saved policies - The following policy are relevant:

DC26 - Development and Noise

Policy DC26.1 - The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. The effect of new development proposals which are likely to be generators of noise and
- b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

As the levels of occupancy would be unchanged, the levels of noise, disturbance and activity would reflect the existing circumstances. The development would be appropriate to saved policy DC26.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development – The development would result in limited interventions to the existing building and would not affect levels of lawful occupation of the property.

Residential amenity – The development would potentially improve the quality of the internal space, which would be beneficial to the amenity of future residents. The existing relationship to neighbouring residential uses would be maintained without resulting impact on residential amenity.

Design – The new bay window would incorporate the mullions and transoms of the existing by therefore maintaining the character of the existing property. The proposed balustrade details would be acceptable. The proposed doors and steps relation to the rear elevation would be appropriately related to the composition of the existing property. The design of the development is acceptable.

Car parking – The existing level of provision would be maintained. The applicant has provided a drawing that demonstrates that a depth of 4.8 metres would be maintained within the hard surfaced front garden area (following the formation of the proposed lightwell). This space accords with a standard car parking space. Sufficient space would be retained to allow a car to be parked and bins stored.

Cycle storage – A condition has been included to ensure the approval and implementation of secured cycle storage in the rear garden as set out within the planning documents. It is noted that the rear garden is only accessible via the rear alleyway accessed off Richmond Grove. There is limited space within the front yard area for the provision of cycle parking and the rear yard is the only available location for external cycle parking.

Waste and recycling management – It is stated that existing arrangements would be retained, the submitted layout plan indicates the provision of bin storage within the front hardstanding area. It is noted from the site visit that bins are stored at the front of the property but not within a suitable enclosure. A condition is proposed for the details of a bin store to be submitted prior to the occupation of the basement bedrooms.

Travel plan – As the development would not increase the number of bedrooms and levels of occupancy would be unchanged, the attachment of condition requiring the implementation of a travel plan is considered to be an onerous requirement.

Conclusion – The proposed development would be acceptable subject to its implementation in accordance with the attached conditions.

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. The proposal would thereby be acceptable and has been determined within a timely manner.

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 received by the City Council as local planning authority on 27 May 2025 and 27 June 2025:

Planning application forms

Proposed plans 01 Ref: HAD3899-02-06 Rev B

Proposed plans 02 Ref: HAD3899-02-07

Proposed elevations 01 Ref: HAD3899-02-08 Rev A

Proposed elevations 02 Ref: HAD3899-02-09 Rev A

Proposed section 01 Ref: HAD3899-02-08 Rev A

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 for the City of Manchester.

3) The development hereby approved shall be implemented in conjunction with the continued use of 50 Richmond Grove as a nine bedroom house in multiple occupation (sui generis).

Reason - In the interests of residential amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The materials to be used in the development hereby approved, including door and window frames and bricks, render and roof tiles, including the method of coursing and pointing, shall match the existing property, in terms of colour, texture and appearance. Any reinstated brickwork shall also match the existing property in terms of the method of coursing and pointing.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

5) Before the first occupation of the bedrooms within the basement, details of the arrangements for secured cycle storage for use by residents shall be submitted to and approved by the City Council for the City of Manchester. The approved details shall be implemented before first occupation and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the first occupation of the bedrooms within the basement, full details of the arrangements for the storage of waste and recycling bins in a secure and ventilated bin store at the property for use by residents shall be submitted to and approved by the City Council for the City of Manchester. The approved details shall be implemented before first occupation and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for bin storage at the site and in the interests of the visual amenity and character of the area to comply with policy DM1 of the Core Strategy for the City of Manchester.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

3) 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](mailto:highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

50 Richmond Grove, Manchester, M13 0DP
48 Richmond Grove, Manchester, M13 0DP
48A Richmond Grove, Manchester, M13 0DP
Flat 1, 52 Richmond Grove, Manchester, M13 0DP
Flat 3, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 55 Richmond Grove, Manchester, M13 0DH
Flat 1, 55 Richmond Grove, Manchester, M13 0DH
57 Richmond Grove, Manchester, M13 0DH
52 Richmond Grove, Manchester, M13 0DP
Flat 8, 57 Richmond Grove, Manchester, M13 0DH
Flat 7, 57 Richmond Grove, Manchester, M13 0DH
Flat 5, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 57 Richmond Grove, Manchester, M13 0DH
Flat 2, 57 Richmond Grove, Manchester, M13 0DH
Flat 1, 57 Richmond Grove, Manchester, M13 0DH
Flat 3, 55 Richmond Grove, Manchester, M13 0DH
Flat 2, 55 Richmond Grove, Manchester, M13 0DH
Flat 3, 52 Richmond Grove, Manchester, M13 0DP
Flat 2, 52 Richmond Grove, Manchester, M13 0DP
27 Portland Crescent, Manchester, M13 0BU
Flat 1, 25 Portland Crescent, Manchester, M13 0BU
Flat 2, 25 Portland Crescent, Manchester, M13 0BU
Flat 3, 25 Portland Crescent, Manchester, M13 0BU
Flat 6, 57 Richmond Grove, Manchester, M13 0DH

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