

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142921/FO/2025

Date registered valid: 16 May 2025

Proposal: Change of use from a C3 dwellinghouse to a C4 6-bedrooom House in Multiple Occupation together with the erection of a two-storey side and single storey rear extension

Address: 5 Cricklewood Road, Manchester, M22 1AT

Ward(s): Woodhouse Park Ward

Applicant: Mr G Haynes, The Message Trust

Agent (if any): Mr Jonathan Renshaw, ebrdesigns.com Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 3 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 May 2025

Standard consultations: Printed: 20 May 2025 Expired: 11 June 2025

Neighbour notifications: Printed: 20 May 2025 Expired: 11 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of white render with a grey concrete tile dual pitch roof. The property features white uPVC windows, a modest front garden bordered by mid-level hedging and concrete panels, a front porch canopy, a single storey side extension, and a rear garden bordered by high-level timber fencing.







Description of area

Cricklewood Road is a residential street situated within the Woodhouse Park ward of Manchester, close to Wythenshawe Civic Centre, Kirkup Gardens, and the Willows Primary School. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to the Civic Centre.

Description of development

The applicant is seeking permission for the change of use of the property from a C3 dwellinghouse to a C4 6-bedroom House in Multiple Occupation together with the erection of a two-storey side extension and single storey rear extension.

Planning history

142232/FH/2025 - Erection of two storey side and single storey rear extension to form additional living accommodation – Withdrawn (02.05.2025).

Consultations & Notification Responses

One letter of objection was received from **one local resident** in response to the application. Their concerns are summarised as follows:

- Unsuitability of location and overconcentration of HMOs. The introduction of an HMO in this area would negatively affect the community cohesion and residential character of the area. It would undermine the principles of the Council's Article 4 Direction.
- Detrimental impact upon community safety and wellbeing. The rehabilitation and reintegration of ex-offenders in a family-oriented residential area raises concerns regarding the safety of children and vulnerable residents.
- Lack of management oversight and potential for anti-social behaviour. HMOs require effective management to prevent issues of noise disturbance, anti-social behaviour, and property neglect. No maintenance and management plan has been provided with the submission; therefore, the proposal could adversely affect neighbouring residents.
- Inadequate infrastructure and services. The increased occupancy of the HMO would place a strain on local infrastructure – parking, waste management, and public services. The area is not equipped to accommodate such an intensified use which would lead to disruptions and a decreased quality of life for existing residents.
- Conflict with local planning policies. The proposal would conflict with policies SP1 and DM1 of the Manchester Core Strategy which seek to ensure that new developments contribute to the creation of sustainable, cohesive communities as well as protecting residential amenity.
- The surrounding area features several schools, nurseries, and public parks used by children and families. The introduction of a facility intended for ex-offenders presents a serious safeguarding risk.

Highways Services made no objection to the proposal, however, indicated that the development would not include any on-site parking provisions. As the property would accommodate 6no. individuals with no off-street parking provided, the proposal is likely to contribute to the level of vehicles parked on-street.

Environmental Health made no objection to the proposal, requesting a condition relating to the submission of a scheme for the storage and disposal of refuse be attached in the event of an approval.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions
- Policy DC26 – Development and Noise

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

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy H1 – Overall Housing Provision
- Policy H7 - Wythenshawe
- Policy H11 – Houses in Multiple Occupation
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone (PfE) – 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.

- Policy JP-Strat9 – Southern Areas
- Policy JP-H1 – Scale, Distribution, and Phasing of New Housing Development
- Policy JP-H3 – Type, Size, and Design of New Housing



Submitted proposed elevations

Issues

Principle – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposed conversion of the property into a 6-bedroom House in Multiple Occupation would result in the loss of family sized accommodation in an area where it is desirable to retain such properties so as to contribute to the Council's housing supply. It is further maintained that the proposed conversion would facilitate an over-intensive use of the property and would lead to problems associated with increased levels of activity formed by people with different lifestyles and patterns of behaviour, including increased noise disturbance, traffic congestion, parking pressures and waste storage demands. The proposal also fails to respect the overall character of the area, which predominantly consists of family dwellinghouses, and would generate potential amenity issues for neighbouring residents as well as for the prospective occupiers of the flats. Further to this, it is considered that the proposed two-storey side extension would have an unduly harmful impact upon the visual amenity of the area on account of it narrowing the entrance to the cul-de-sac to the west of the application site, thereby eliminating the sense of space in this area and generating feelings of enclosure as well as impacting the safety and security of the area through altering and further enclosing this vehicular access to the adjacent parking courtyard. The extension is also considered to raise concerns in relation to prejudicing future development in the area and encouraging instances of opportunistic crime as a result of its ground-floor side window along the plot's southern boundary as well as contributing to the loss of a family dwelling and causing issues associated with an over-intensified use, as it would facilitate the unsupported conversion to a C4 dwelling.

On this basis, the proposal is considered to conflict with saved policies DC1 and DC26 of the Unitary Development Plan, policies DM1, SP1, H1, H7, and H11 of the Manchester Core Strategy, policies JP-Strat9, JP-H1, and JP-H3 of the Places for Everyone Joint Development Plan Document, and chapters 2 and 12 of the National Planning Policy Framework. There are no material considerations which indicate otherwise.

Loss of a family dwelling – it is apparent from recent figures obtained from the Council's Housing and Residential Growth section, that there are currently very significant shortfalls in the availability of family sized homes across the city based on current demand. Whilst these figures are based on the supply of social housing, there is inevitably a relationship between the availability of family homes for sale or rent in the private sector, and the demand for social housing.

An important policy objective of the City Council is to improve the quality of housing stock in the City and to deliver a more sustainable housing market. This can be achieved by increasing the amount of family housing stock on offer and by providing for choice through offering a range of accommodation. This would allow for more balanced and cohesive neighbourhoods that provide for stronger and safer communities.

The supporting narrative of policy H1 indicates that, outside the Inner Areas, the emphasis will be on increasing the availability of family housing, whilst policy H7 indicates that Wythenshawe should only accommodate around 3% of new residential development over the lifetime of the Core Strategy with high-quality, high density development only appropriate within the district centres of Northenden, Baguley, and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and complements Wythenshawe's garden city character. Outside the district centres, housing should contribute to meeting identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

The loss of a family sized dwellinghouse in this area and its replacement with a 6-bedroom House in Multiple Occupation would conflict with the aspirations set out in the aforementioned policies as well as policy JP-Strat9 of PfE, which indicates that the distinctive local neighbourhood character of the southern areas should be protected and enhanced, as it would reduce the availability of family housing in this area and would result in the creation of a poor-quality, high-density residential development outside of the district centre which would be out-of-keeping with the character of the surrounding area. The proposal would also increase the threat of existing families being driven out of the area or from being attracted to the area due to a shortage of appropriate accommodation. Whilst the effect of the loss of a single home on the overall mix and balance of housing in the area would be limited, it would nevertheless contribute to the shortfall.

To permit the conversion of the property into a densely occupied 6-bedroom House in Multiple Occupation, with the consequential loss of family sized accommodation, would clearly contravene City Council policy aspirations and would serve to contribute to the imbalance of the housing mix in the area, deviating from the long-term housing objectives of the City Council which focus on diversity and choice in the housing market. On this basis, the proposed conversion is considered unacceptable.

Over-intensive use – policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the wellbeing of residents, whilst saved policy DC26 seeks to consider the effect of new development proposals which are likely to be generators of noise. Paragraph 135(f) of the NPPF states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

In this case, it is believed that the conversion of a single dwellinghouse with a private garden area into a densely occupied 6-bedroom House in Multiple Occupation, would lead to the over-intensive use of the property. Whilst the City Council has no control over who can occupy a property, it can help prevent properties from being over intensively used, by restricting the creation of certain types of accommodation.

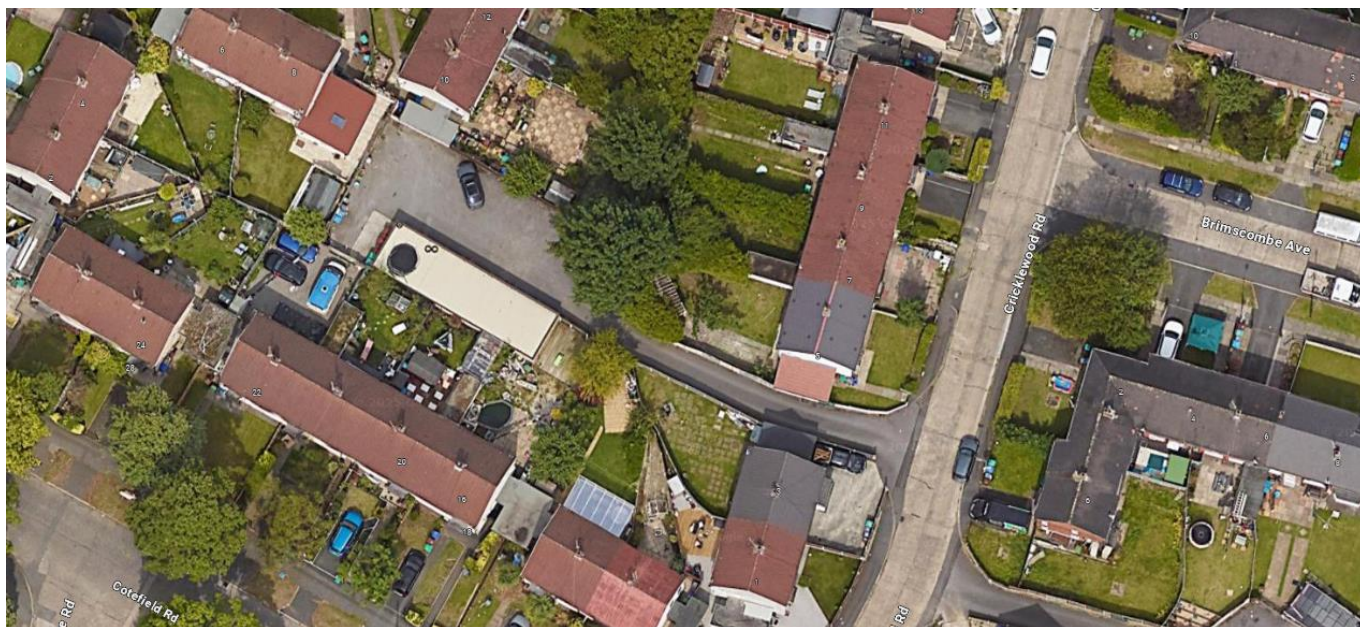
The creation of multiple households within a property originally intended for a single household, would create a greater propensity for independent activity as opposed to family occupancy. The use by multiple, unrelated occupiers with different lifestyles and different patterns of behaviours is likely to create a greater level of comings and goings, with increased noise and disturbance to neighbouring occupiers. This would include increased activity associated with visitors to those individuals, including noise transfer to internal walls and the movement of bins and vehicles. The impact to amenity would therefore be far greater than a single household. As the property is attached to a similar family dwellinghouse, the impact to neighbouring living conditions as a consequence of levels of activity, waste generation and multiple levels of car ownership and increased vehicular activity and parking requirements, is considered unacceptable.

On balance, it is maintained that the increase in levels of activity and associated noise and disturbance is likely to be unduly felt, undermining the living conditions of neighbouring occupiers, to the detriment of residential amenity. On this basis, the proposal would result in the over-intensive use of the application property, contrary to the aforementioned policy and guidance.

Two storey side and single storey rear extension – the two storey side and single storey rear extension would be sited to the south and west of the application property, replacing the existing single storey addition present on site. At ground floor level, it would project 2.75m rearwards from the host building, with a 3m sideward projection (up to the shared boundary), a 9.163m length/depth, a 4.05m width to the rear, and a hipped roof height of 6.612m and eaves height of 2.542m to the rear. The side element of the extension would project up to the plot boundary, whilst the rear element of the extension would maintain a gap of 0.549m to the southern boundary and a gap of 4.883m to the northern shared boundary/adjoining terraced property. The first-floor element of the extension would be located at the side of the property only, measuring to 3m in width, 6.398m in length/depth (setback 0.649m from the front of the property), with a dual pitch roof height of 7.369m (set 0.396m below the existing ridge) with eaves to match.

The submitted application form indicates that the extension would be built of render, roof tiles, and windows to match the existing dwellinghouse. The submitted plans indicate that, at ground floor level, the extension would feature 1no. window to the front, 1no. window to its southern side elevation, and 1no. window to the rear. Its northern side elevation would be blank as would its hipped roof form to the rear. At first-floor level, the extension would feature 1no. window to the front, 1no. window to the rear, with a blank southern side elevation, and blank dual pitch roof slopes.

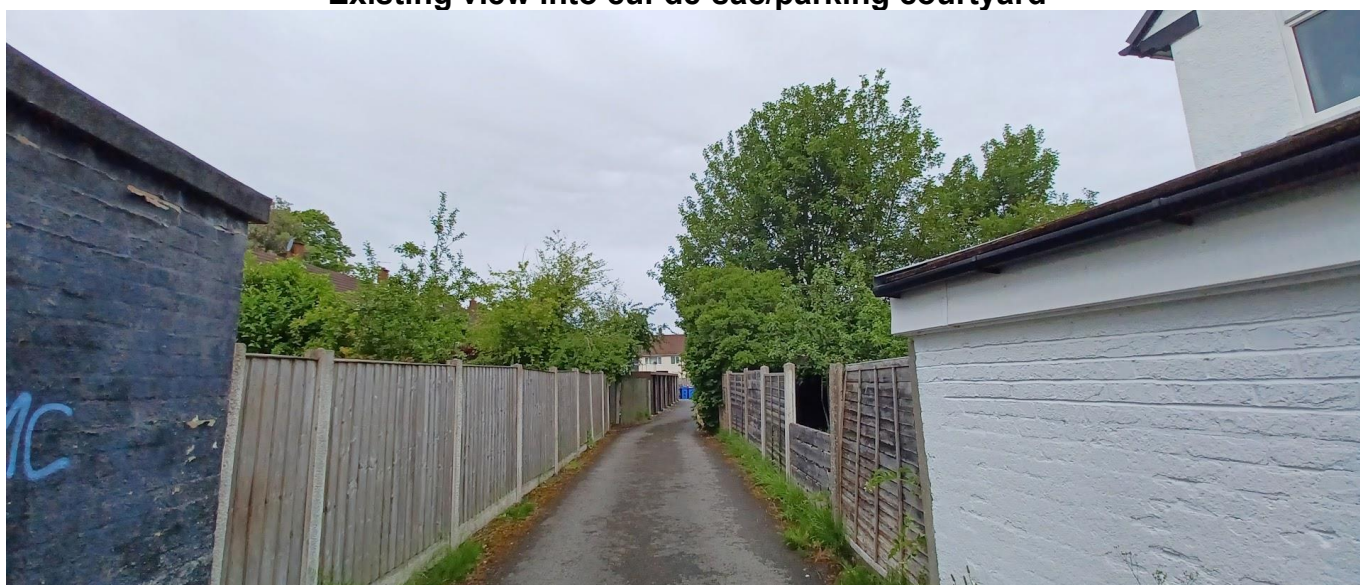
The overall siting, scale, and massing of the extension is considered to be unacceptable on account of the unduly harmful impact the extension would have upon the street scene and visual amenity of the surrounding area. It is considered that the first-floor element of the side extension would project significantly beyond the existing side elevation of the application property (extending sideways by 3m, finishing at the plot's boundary) and would significantly narrow the entrance and views into to the cul-de-sac/parking courtyard located to the west of the application site, thereby eliminating the sense of space in this area, generating feelings of enclosure and unbalancing the view into this location given that No.3 Cricklewood Road features a ground floor side addition only with no first-floor side addition present.



Excerpt from Google Maps depicting relationship of application property to adjacent cul-de-sac/parking courtyard



Existing view into cul-de-sac/parking courtyard



Existing view into cul-de-sac/parking courtyard

Further to this, the extension is also considered to detrimentally impact the safety and security of the area on account of it altering and further enclosing the entrance and access to the cul-de-sac/parking courtyard, limiting and obscuring the available sightlines into this area, giving rise to potential issues of loitering, anti-social behaviour, theft, and crime as a result of the reduced visibility.

The ground-floor side window located along the plot's boundary facing south onto highway adjacent to the application site is also considered unacceptable as it would prejudice future development in this area and raises concerns in regard to the safety and security of the property's prospective occupiers, as it would encourage instances of opportunistic crime such as theft.

The Council does not raise any concerns in relation to the extension's visual subservience to the application property on account of its adequate setback at first-floor level (0.649m) and reduced ridge height (set 0.396m below the existing), nor are there any concerns in regard to the extension's materiality which is highlighted as matching the existing dwellinghouse. Unduly harmful impacts, in terms of overshadowing, loss of light, loss of outlook, and loss of privacy are also not anticipated in relation to the extension due to its siting to the south and west of the existing dwellinghouse with an adequate gap maintained to the plot's northern shared boundary.

However, the side and rear extension would accommodate 3no. single bedrooms and 2no. bathrooms and would therefore facilitate the property's conversion into a C4 6-bedroom House in Multiple Occupation. It is therefore considered unacceptable in this regard as it would contribute to the loss of a family dwelling as well as causing issues associated with an over-intensified use, as outlined in the preceding sections of the report.

The proposal is therefore considered to conflict with the principles set out under saved policies DC1 and DC26 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, H1, H7, H11, policies JP-Strat9, JP-H1, and JP-H3 of the Places for Everyone Joint Development Plan Document, and chapters 2 and 12 of the National Planning Policy Framework.

Conclusion – on balance, it is considered that the proposal would result in the unacceptable loss of a family dwellinghouse, creating a development which would inflict poor living conditions upon its prospective occupiers as well as leading to the over-intensification of the site, which would have an adverse impact upon the amenity of the area, to the detriment of neighbouring residents. Further to this, the extension would have an unduly harmful impact upon the visual amenity, safety, and security of the area as well as prejudicing future development adjacent to the application site and facilitating the unsupported conversion to a C4 use.

The proposed development therefore conflicts with policies DC1 and DC26 of the Unitary Development Plan, policies DM1, SP1, H1, H7, H11, and EN19 of the Manchester Core Strategy, policies JP-Strat9, JP-H1, and JP-H3 of the Places for Everyone Joint Development Plan Document, and chapters 2 and 12 of the National Planning Policy Framework.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed conversion of the host property into a 6-bedroom House in Multiple Occupation together with the proposed extension would result in the loss of a family sized accommodation, which would reduce the standard and availability of such housing in the area, undermining the provisions of policies DM1, SP1, H1, H7 and H11 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable neighbourhood and cohesive housing market.

2) The proposed conversion of the host property into a 6-bedroom House in Multiple Occupation together with the proposed extension would result in an over-intensive use of the property, with a consequential increase in the levels of activity, including increased 'comings and goings', noise disturbance, traffic congestion, parking pressures and waste storage demands. This in turn would have a detrimental impact upon the amenity of neighbouring occupiers, contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1,

SP1, and EN19 of the Core Strategy and the provisions of the National Planning Policy Framework.

3) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would significantly narrow the entrance and views into the adjacent cul-de-sac/parking courtyard, affecting the spacious character and views along the street and unbalancing the view into this location, to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

4) The proposal, by reason of its excessive scale and sideward projection would significantly narrow the entrance and views into the adjacent cul-de-sac/parking courtyard, generating feelings of enclosure and limiting/obscuring the available sightlines into this area, giving rise to issues of loitering, anti-social behaviour, theft, and crime as a result of the reduced visibility and lack of natural surveillance from the public domain, to the detriment of the residential amenity of the area. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

5) The proposal, by reason of its ground floor window in the southern side elevation of the proposed extension, would give rise to issues of opportunistic crime, such as theft, and other criminal behaviour, to the detriment of the safety and security of the property's prospective occupiers. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

8 Longlevens Road, Manchester, M22 1BA
7 Cricklewood Road, Manchester, M22 1AT
3 Cricklewood Road, Manchester, M22 1AT
10 Longlevens Road, Manchester, M22 1BA
8 Cricklewood Road, Manchester, M22 1AU
6 Cricklewood Road, Manchester, M22 1AU
2 Brimscombe Avenue, Manchester, M22 1BU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA