MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142233/FO/2025
Date registered valid:	24 February 2025
Proposal:	Change of use to 7-bed House of Multiple Occupancy (Sui Generis) along with erection of two storey rear extension to form additional living accommodation.
Address:	547 Greenwood Road, Manchester, M22 9RE
Ward(s):	Woodhouse Park Ward
Applicant:	Mr G Haynes, The Message Trust
Agent (if any):	Mr Jonathan Renshaw, ebrdesigns.com ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 May 2025**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 12 March 2025

Standard consultations: Printed: 02 April 2025 Expired: 25 April 2025

Neighbour notifications: Printed: 02 April 2025 Expired: 25 April 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 relates to a two-storey end terrace dwellinghouse on Greenwood Road. The dwelling is currently in use as a 5no. bed C4 House of Multiple Occupancy by the Message Trust, prior to which was in use by Manchester City Council as assisted living accommodation. The property features hardstanding to the front for off street parking for 1no vehicle and a rear garden.

Description of area

The property is in a mostly residential part of the Woodhouse Park ward of Manchester. Manchester Enterprise Academy (Senior School) sits to the southern and eastern boundaries.

Description of development

Change of use to 7-bed House of Multiple Occupancy (Sui Generis) along with erection of two storey rear extension to form additional living accommodation.

The proposal adds a rear two storey outrigger extension which projects 4000mm from the existing rear elevation and spans 4150mm from the existing side elevation. The extension is finished in matching brick with gable end tiled roof.

The proposed extension allows a change of use to a 7 bed HMO (sui generis).

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objections to the proposed development but asked for the inclusion if a secure, sheltered, bike shed for 100% to help provision (7no) is shown to help off-set potential impacts to traffic generation and parking.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and requested further detail on waste storage and management. The applicant provided the proforma and site plan with bin store.

Notifications

Local Residents
No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

To help offset any potential impacts to traffic generation and parking highways asked for the inclusion of a secure, sheltered, bike shed for 100% provision (7 no.) is shown.

To ensure bins are adequately managed a bin store is denoted to the rear.

Updated proposed development

The updated scheme adds a new secure, sheltered, bike shed for 100% provision (7 no.) and a new bin store to the rear garden.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minimal addition with negligible impacts.

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 7 – Wythenshawe
        - H 11 – Houses in Multiple Occupation
    - 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
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
- 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 12 – Achieving well-designed places

Principle

The City Council recognises that improving and extending existing HMOs needs to be considered carefully on the amenity impacts of residents and the overall character of the area. In this case the principle is acceptable.

ISSUES

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

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being to the rear and featuring a lower ridge line.

Due to its, size, position and location in relation to adjacent neighbour the proposal would not create and over-dominant or overbearing feature.

The new extension would sit on the side bounding Manchester Enterprise Academy but would have negligible effect on the school.

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

The main proposed works are capable of being seen from the street. Given the position of the extension (in line with the existing property) and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposed change of use would increase the occupancy to 7 no. people. The existing HMO houses 5 no. people however the existing use allows up to 6 no. so the extra resident (combined with the extra floor space created) would not have a significant effect on the area.

The existing HMO has been accepted into the area and the agent has confirmed the use since at least 2011 (prior to the article 4 direction) originally with Manchester City Council operating the property and now the Message Trust. The Woodhouse Park ward is not adversely affected by a proliferation of HMOs. Given the existing use, no family unit is being lost in any case.

The proposal is similar in size and scale to other buildings nearby, notably a very similar extension and change of use approved at 413 Greenwood Road and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding new glazing on the rear elevation however given these replace similar windows on this elevation and are located away from the adjacent boundary, the impact to privacy is minimal.

The new side facing first floor windows are required to be obscure glazed to minimise overlooking concerns. The side facing window is a bathroom window so shouldn’t be onerous on the applicant. This has been conditioned.

Light

Given the proposal is distanced from the adjacent boundary the impact to light from the added massing is minimal.

Noise

The proposed extension and change of use are not expected to generate any noise beyond what would be reasonably expected of the existing HMO.

Road Safety and Traffic Generation
In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected. The site is reasonably accessed by sustainable modes. Regular bus services are routed along Simonsway. Wythenshawe Town Centre Metrolink Stop is located within a short walking distance of the site and provides connections to the surrounding areas. To help offset any potential impacts to traffic generation and parking highways asked for the inclusion of a secure, sheltered, bike shed for 100% provision (7no) which is shown on the site plan.

Accessibility
The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.
It is noted that refuse collection will continue as existing with external access to the rear maintained. The applicant provided a waste proforma and bin store to the site plan to the rear to show acceptable bin storage for 7no residents.

Vehicular access and car parking
It is noted that the site provides 1no. car parking space within the curtilage of the site which will be retained. Access to the on-site car parking space is provided from Greenwood Road with dropped kerbs present. Vehicular demand associated with additional future residents are anticipated to contribute to the level of vehicles parked on-street. Pedestrian access will continue to be provided from Greenwood Road via the existing entrance doorway. To help offset any potential impacts to traffic generation and parking, highways asked for the inclusion of a secure, sheltered, bike shed for 100% provision (7 no.) which is shown on the site plan.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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 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.

CONCLUSION

The proposed change of use to a 7-bed House of Multiple Occupancy (HMO) at 547 Greenwood Road, along with the erection of a two-storey rear extension, has been carefully considered. The development aligns with relevant policies and principles, ensuring minimal impact on the surrounding area and maintaining the character of the neighbourhood. The inclusion of a secure bike shed, and adequate waste management facilities further supports the sustainability and practicality of the proposal. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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 is considered to be acceptable and therefore determined within a timely manner.

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 plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 20 March 2025 APPLICATION FORM
b. Drawing - Site Plan 13 May 2025 A0.5 B SITE PLAN INCL BIN AND BIKE STORE
c. Drawing - Location Plan 24 Feb 2025 A0.6
d. Drawing - Existing & Proposed 24 Feb 2025 A0.1, A0.2, A0.3, A0.4 PLANS AND ELEVATIONS
e. Waste Management 13 May 2025 V2 WASTE MANAGEMENT STRATEGY PROFORMA

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscured glazing

Before first occupation the windows in the first-floor side elevations of the hereby approved extension shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste (as required by the approved Waste Management Proforma), as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

6. Bicycle store

The secure bike store for 7 no. bicycles, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

53 Foxlair Road, Manchester, M22 9RL

545 Greenwood Road, Manchester, M22 9RE

534 Greenwood Road, Manchester, M22 9RF

532 Greenwood Road, Manchester, M22 9RF

530 Greenwood Road, Manchester, M22 9RF

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