

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141488/FO/2024
Date registered valid: 29 November 2024
Proposal: Change of use of ground floor from retail (Class E) to residential flat (Class C3) with associated elevational alterations
Address: 17 Mount Road, Manchester, M18 7BG
Ward(s): Longsight Ward

Applicant: Mr Labeeb Ramzan, LBS Property Solutions Ltd
Agent (if any): Mr Yasin Ahmed, Y A Architectural Services
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 January 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 6 January 2025

Standard consultations:

Printed: 11 December 2024

Expired: 4 January 2025

Neighbour notifications

Printed: 11 December 2024

Expired: 4 January 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 property is located on the eastern side of Mount Road close to its junction with Odette Street (north) and Balmoral Street (south). It is centrally positioned in a two storey back of pavement terrace comprising red brick and roofs comprising a mix of tile types. Whilst most of the units comprising the terrace are residential, the ground floor of the application property and No 21 have historically been used for residential and commercial purposes. The application property comprises of a two storey outrigger with adjoining flat roof ground floor extension (linking the outrigger to the boundary wall). A narrow section of the yard area has been retained adjacent the shared boundary with No15. The ground floor shop unit is vacant and extensively fire damaged. The [ground floor] front elevation is secured with a retained roller shutter. The first floor has been historically used as separate flat with accessed from a gated alleyway via doorway incorporated into the eastern boundary wall and rear extension.



Fig.1 – Views to the front and rear of the application site

Description of development

The proposed development would involve:

External works

i. The removal of the existing shopfront, signage and roller shutters. To the ground floor a new window would be formed with stone sill and lintel. Surrounding elevation would be enclosed with matching brickworks. The window frame details would match the design of neighbouring windows. A new single leaf doorway would be formed with stone lintel and a step. To the rear the doorway providing existing access to the first floor flat would be enclosed with matching brickwork. New bathroom and kitchen windows would be formed in the side (northern elevation). Required reinstatement of the elevations would be undertaken using matching brickwork. Access to the alleyway would be retained via the existing gate. The application demonstrates that four segregated waste and recycling bins could be incorporated into the retained yard.

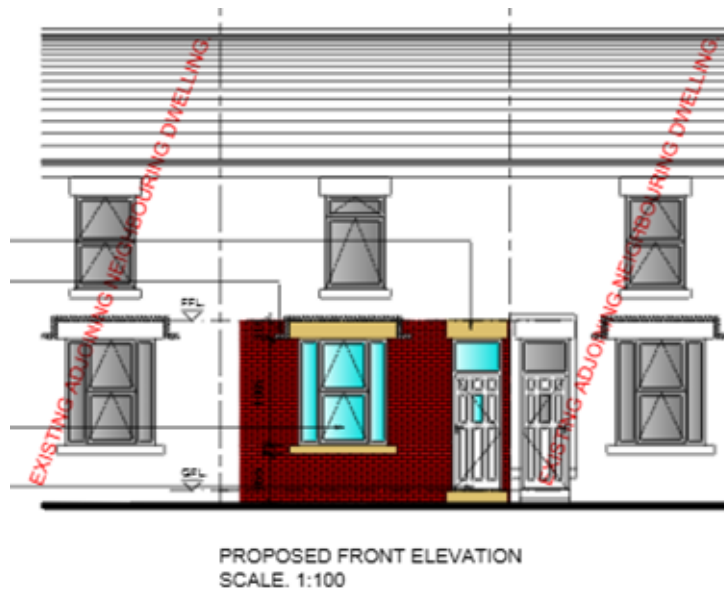


Fig.2 – Proposed front elevation

Internal works

- i. Ground floor – The new doorway would serve the ground floor flat and the first floor flat following the formation of a new staircase. The layout would provide one bedroom, dining/living room kitchen and bathroom covering 50 sq. metres.
- ii. First floor – The layout would provide one bedroom, dining/living room kitchen and bathroom covering 49 sq. metres.

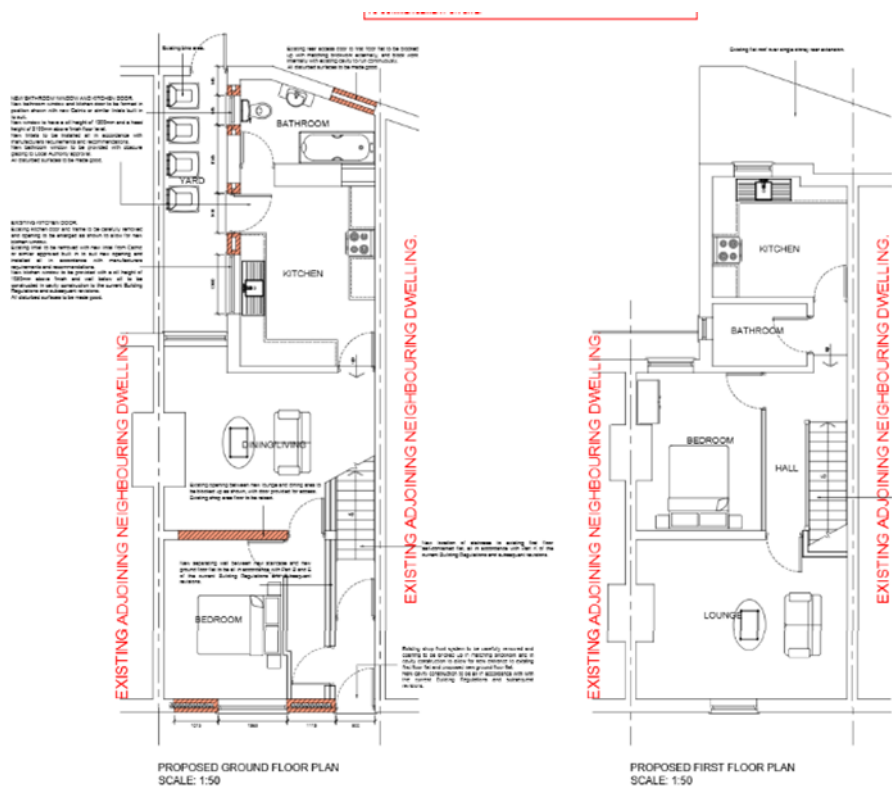


Fig.3 – Proposed layout

Site History

No site history relating to the application site.

Adjacent alleyway

060037/VO/NORTH2/00 - CITY COUNCIL DEVELOPMENT Erection of 2.1m high gates at end of alleyways

Alleyways between Odette Street / Balmoral Street / Glencastle Road & Mount Road, Gorton

Approved: 23 October 2000

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – The following comments have been received:

- i. The application should demonstrate that the development can suitably accommodate number of required by policy in relation to the respective flats. The agreed details should be related to the development by condition.
- ii. The development should be related to a condition to acoustically insulate the residential accommodation against noise from Mount Road and any other identified noise source. The agreed details should be related to the development by condition.

Highways – The following comments have been received:

- i. Development would not lead a significant increase in trips in comparison to the previous use of the site.
- ii. The site is in sustainable location in relation to access to public transport and access to local services.
- iii. It is noted that, in common with neighbouring properties, the development would not be supported with car parking. This may impact on the incidence of on -street car parking.
- iv. Consideration should be given to cycle storage within the site.
- v. Any works to the boundary wall should not impact of the highway.
- vi. Waste storage arrangements would be acceptable and collection arrangements should accord with local arrangements.
- vii. Any requirements for licensing, hoarding / scaffolding, and skips should be agree with the Council as local highways authority.

GMP Design for Security – The following recommendations are made:

- i. Lighting to all the entrances fitted with a dusk till dawn sensors.
- ii. Consideration should be given to an intruder alarm for each apartment.
- iii. Any alterations to the existing building should be complete to the Secured by Design standards.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the

considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). 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' (paragraph 7). 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 (as set out in paragraph 8):

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The statutory status of the development plan remains as the starting point for decision making (paragraph 12).

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. The development would introduce a ground floor residential use that would be compatible with adjoining terrace of houses. It would also secure a sustainable use for a fire damaged building. The development would thereby be beneficial to the amenities of the area and appropriately related to section 8.

Section 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- i. The potential impact of development on transport networks can be addressed;
- ii. Provide opportunities for walking, cycling and public transport use.

The development would facilitate the formation of two, one bedroom flats resulting in a potentially limited increase in additional traffic and demand for car parking. The site is also in a sustainable location regarding access to public transport and local services. The development would not support cycle storage. On balance, the development would be appropriately related to section 9.

Section 12: Achieving well-designed places - States, amongst other things, that planning decisions should ensure that developments:

- o Function well and add to the overall quality of the area over the lifetime of the development;
- o Are visually attractive as a result of good architecture and layout;
- o Are sympathetic to local character;
- o Establish or maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The development would facilitate the formation of a principal elevation that has been informed by and would be appropriately related to adjoining houses. The development would thereby

improve the appearance of the streetscene and the amenities of the area. To the rear of the building limited interventions would occur to existing built form. Section 12 would thereby be appropriately responded to.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

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

The required local consultation and engagement with the applicant's appointed agent has been undertaken. The development would be appropriately related to the objectives (ii) and (iii) for the reasons set out in the report.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant:

JP-P6 - Health - States that to address health inequality new development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts. As discussed, the development would improve the amenities of the area and provided appropriate residential accommodation. It would thereby accord with policy JP-P6.

JP-S1 - Sustainable development - Seeks to respond to climate change and maximise economic, social and environmental benefits whilst minimising adverse impacts. The development would not unduly harm residential amenity, secure an active use for the application property and add to the vitality of the area. Policy JP-S1 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.' The following policies are relevant to the proposed development:

Policy SP 1 - 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 including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs and services by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would secure the sustained future use of the application property and improve and diversify local housing supply. The development would bring related benefits of improvement to the amenities of the area. The development would, therefore, be appropriately related to policy SP1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

It is not considered that the development would be appropriately related to its context. Its operation, including the delivery of appropriate waste management. The configuration of the application property would prevent the viable delivery of inclusive access. The delivery of appropriate security arrangements could be potential incorporated into the development. On balance, policy DM1 would be accorded with.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how the sustainable waste management needs of the end user will be met. It is understood that shared bin provision is made in the adjacent alleyway, although some properties appear to have separate bin provision. In this case, the applicant has indicated that the retained yard area has the potential to accommodate four waste and recycling bins.

Policy H1 (Overall Housing Provision) - Discusses the need to manage the supply and availability of housing in the city. It also the need to ensure that housing supply contributes to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population. The development would positively contribute to local housing provision and thereby appropriately related to policy H1.

Policy H 5 (Central Manchester) - Discusses the delivery of new residential development in Central Manchester, including Longsight, i.e., the location of the application property. Policy H6 identifies the need to address the need to meet shortfalls in housing need, including the provision of family housing. Whilst the development would not deliver family housing, it would positively contribute to local housing supply and be positively related to policy H6.

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 the adoption of carbon free modes of transport. In this case, the development benefits to links to public transport and local services, reducing the need for private car ownership. The constraints of the site would prevent cycle storage. On balance policy T1 would be respond to appropriately.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy DC26 (Development and noise) – Consideration has been given to policy DC26.1. It requires consideration of the potential for new development to generate noise. It also requires consideration of the impact of existing noises surces on new development. In this case, noise and activity would be commensurate with the proposed level of residential occupation. It is not apparent that the development would be unduly impacted by existing noise sources. Any potential impacts are capable of address through the attached acoustic insulation condition.

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 be acceptable and therefore determined within a timely manner.

Principle of the development – The undertaking of related external alteration would prevent the change of use form being considered prior approval procedures for change of use form Clas E to Class C3. The development would meet the other requirements of the prior approval regulations, and the proposed external alterations would be appropriate. Given the character of the surrounding area, the proposed residential conversion would also be acceptable.

Regarding the configuration of the existing building, it appears that the rear outrigger forms part of the original building. Internet images of the site show that the single storey extension has been in place since at least March 2017 and therefore historically established.

Fig.4 - Google image with single storey extension to rear of 17 Mount Road in situ (March 2017)

Residential amenity - The development will bring a partially dilapidated building back into active use, which would be beneficial to the visual amenities of the area. The levels of activity associated with residential occupation would be potentially less intrusive than the reinstatement of a Class E use (to the benefit of residential amenity). The proposed layout would provide a satisfactory quality of accommodation that would encourage sustained occupation. A condition has been included to ensure appropriate glazing to new windows in the northern elevation of the existing outrigger. On balance, it is not considered that the development would unduly harm residential amenity.

Design – The appearance of the ground floor principal elevation has been informed by neighbouring houses. Further visual continuity in the terrace would be secured through the required use of matching materials in the reinstatement of elevations. A condition has been included to ensure the approval of the design of frames and glazing to windows in the northern, ground floor elevation of the rear elevation.

Security and crime reduction – The development would introduce shared doorway serving proposed and existing flats. This represents a positive improvement to the existing access arrangements to the first floor apartment, which requires the use of the rear alleyways. The enclosure of the existing rear doorway would improve security to the rear of the site. The introduction of a sustainable use would reduce the potential for the site to become a location for vandalism and anti-social behaviour. The comments of GMP are related to the development through an informative.

Waste management – The existing properties benefit from communal bin storage in the adjacent gated alleyway. The applicant has indicated that the site has the capacity to accommodate four bins. These details are conditioned to the development.

Highways Issues - The surrounding has notable on-street car parking. It is also noted that the previously Class E use would have generated vehicular and pedestrian activity. The nature of the proposed residential use is likely to generate some additional traffic and increase demand for on-street car parking in the locality. However, the level of traffic generation would be proportionate to the occupation of two, one bedroom flats. It is not considered that traffic generation would unduly impact on the existing circumstances, in terms of on street car parking and/or the operation of the highways.

Cycle storage – The configuration of the retained yard and limited internal space would prevent the provision of secured cycle storage.

Inclusive access - The proposed apartments would be accessed and egressed by an entrance with a step to its threshold. The proposed flat would be located on the upper floor and would not be accessible. Given the relationship of the property to the back of pavement and the configuration of its internal layout, there would be no opportunities to improve access arrangements. The absence of inclusive access would be offset by the delivery of additional living accommodation.

Flood risk and drainage - The development is in Flood Zone 1. The development would not extend the existing amount of built form. It is not apparent that the development would affect flood risk or lead to requirements for additional drainage.

Conclusion - For the reasons outlined above, the development would be appropriately related to the characteristics of surrounding residential uses and will contribute positively to local housing

provision. The development would not cause apparent or undue harm to residential amenity. The development would therefore be acceptable.

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 is considered to be acceptable and therefore 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 11 November 2024 and 29 November 2024:

Planning application forms.
Location plan with a red edge

Existing and proposed plans and elevations Ref: 1991-P01A.

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 materials to be used in the reinstatement of brickwork relating to the elevational alterations hereby approved, shall match the existing dwellinghouse, in terms of colour, texture, appearance and 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.

4) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council details of window frames and glazing specification relating to all new windows as detailed on drawing referenced Existing and proposed plans and elevations Ref: 1991-P01A. The agreed scheme shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason – 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 for the City of Manchester and policy JP-P6 contained within Sustainable Development Joint Development Plan Document - Places for Everyone.

5) The development hereby approved relates to the use of 17 Mount Road Manchester M18 7BG as two self-contained flats and in accordance with the internal layout as detailed in approved drawing referenced: Existing and proposed plans and elevations Ref: 1991-P01A and for no other purposes.

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

6) Upon occupation of the development, the arrangement for the storage of waste and recyclable material, as detailed in drawings referenced Existing and proposed plans and elevations Ref: 1991-P01A, shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

7) a) Before the occupation of the development, a scheme relating to the acoustic insulation of the residential accommodation against noise from Mount Road, and any other noise sources identified as part of a related noise report, and assessing the potential for the overheating of the residential accommodation shall be submitted to and approved in writing by the City Council as local planning authority. The approved acoustic insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources and to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policy JP-P6 contained within Sustainable Development Joint Development Plan Document - Places for Everyone.

Informative

1) Guidance for developers can be found via:

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

2) It is recommended that requirements for licensing, hoarding / scaffolding, and skips are agreed with the Council Highways Licensing Team via email:

highwaylicences@manchester.gov.uk

3) It is recommended that requirements for temporary pedestrian and traffic management are agreed with the Council Event and Traffic Management Team via email:

highwaynetworkmanagement@manchester.gov.uk

4) Security and crime reduction - The following measures are recommended:

- i. Lighting to all the entrances fitted with a dusk till dawn sensors.
- ii. Consideration should be given to an intruder alarm for each apartment.
- iii. Any alterations to the existing building should be complete to the Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Police

1 Balmoral Street, Manchester, M18 7BT

6 Odette Street, Manchester, M18 7BS

4 Odette Street, Manchester, M18 7BS

2 Odette Street, Manchester, M18 7BS

82 Mount Road, Manchester, M18 7BQ

21A Mount Road, Manchester, M18 7BG

19 Mount Road, Manchester, M18 7BG

Top Flat, 17 Mount Road, Manchester, M18 7BG

88 Mount Road, Manchester, M18 7BQ

86 Mount Road, Manchester, M18 7BQ

21 Mount Road, Manchester, M18 7BG

15 Mount Road, Manchester, M18 7BG

13 Mount Road, Manchester, M18 7BG

5 Balmoral Street, Manchester, M18 7BT

3 Balmoral Street, Manchester, M18 7BT

84 Mount Road, Manchester, M18 7BQ

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

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH AREA