

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140816/FH/2024

Date registered valid: 10 September 2024

Proposal: Single storey side extension, part single, part two storey rear extension and associated steps, rear dormer roof extension and associated boundary treatment.

Address: 28 Blackwin Street, Manchester, M12 5LD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Nisar Ahmed

Agent (if any): Mr T Cousins Extend Your Home

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2024

Standard consultations:

Printed: 23 September 2024 Expired: 14 October 2024

Neighbour notifications

Printed: 23 October 2024 Expired: 30 October 2024

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

The application site relates to 28 Blackwin Street within the north Manchester ward of Gorton & Abbey Hey. The application site relates to an end-terraced, two storey, double fronted bay dwellinghouse of a red brick construction, with two white timber patterned gable roof features and white fenestration and lintel and sill features. The applicant property appears to be double the size of the other properties within the row of terraces. All the mid-terraced properties in the row have existing two storey outriggers. Due to the constraints of the applicant boundary, the applicant site does not benefit from a rear outrigger and the rear elevation is staggered to reflect the constraints on site. Amenity space for the applicant site is limited and consists of a small area to the side of the property bounded by a low red brick wall and metal railings and amenity space to the rear consists of a court yard.

Description of area

The surrounding area is residential in context, with Gorton Park sited further south of the applicant site.

Description of development

The submitted application seeks planning permission for single storey side extension, part single, part two storey rear extension and associated steps, rear dormer roof extension and associated boundary treatment.

The proposal would involve the expansion of the plot of no.28 by developing and extending the boundary to the east of the applicant site, currently used as a public footpath allowing access to the rear alleyway off Blackwin Street. A location plan has been submitted as part of the application confirming the applicant owns the land which is also confirmed by Land Registry data (see Figure 1).

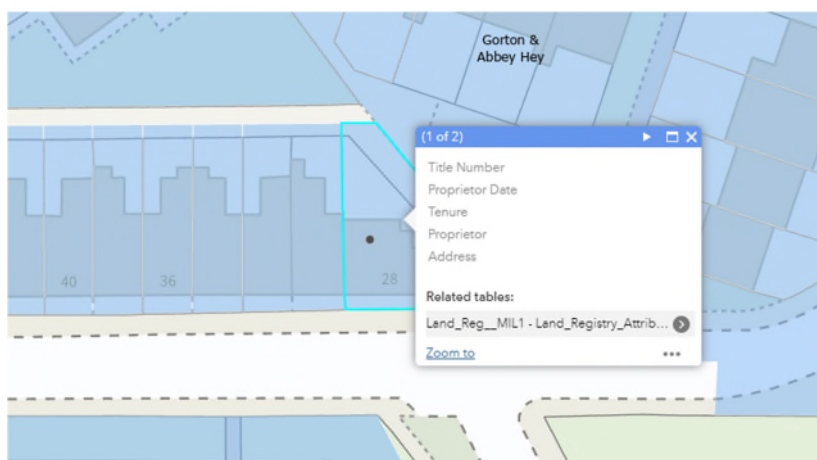


Figure 1, Land Registry boundary for application site

The single storey side extension would create a bedroom and would have approximate dimensions of Height: 4 x Length: 4.7 x Width: 3.2 metres.

The rear extension would involve infilling the existing staggered rear building line of the host property and extends beyond the existing rear building line. The part single storey rear extension would infill the existing space and create an extension beyond the rear building line of the site. Both the single storey extensions would involve the insertion of associated steps which would exceed the height of Permitted Development rights. At the largest point, this element would have approximate dimensions of Height: 4 x Length: 3 x Width: 9.8 metres. The part two storey rear extension would infill the space to the rear elevation as existing and at the largest point would have approximate dimensions of Height: 8.7 x Length: 3 x Width: 4 metres.

The proposed rear roof dormer would sit across the existing roof and roof space of the proposed two storey rear extension but would not expand the entire length. The dormer would have approximate dimensions of Height: 2.4 x Length: 9 x Depth: 3.8 metres.

The proposal would involve the insertion of a window within the front elevation and 2no. rooflights within the primary elevation of the front roof plane. Three windows, three doors and two Juliet doors would be inserted in the rear elevation and three rooflights would be inserted within the proposed single storey rear extension.

Associated boundary treatment would be installed to secure the site as a result of the increased land to be taken into the curtilage of the dwellinghouse. The boundary treatment would run along the side and rear elevation and would consist of a 2-metre red brick boundary with a proposed double iron gate.

Materials to be used throughout the proposal have been listed in the application form as:

- brick work to match existing,
- slate roof tiles to match existing,
- white UPVC windows to match existing,
- composite doors,
- brick and metal fencing, rear garden gate timber to match existing.

Within email correspondence received by the agent on 30 October 2024, the agent stated the materials would be:

- black gates for the rear,
- black windows,
- black doors,
- Fascia soffits, downpipes and guttering black,
- Bricks to match the existing.

Negotiations during the course of the Application

Concern was raised to the agent about the initial plans supplied being contrary to local and national policies. The dormer proposed was considered excessively large and bulky and the agent was asked to reduce the width of the dormer.

Further information was supplied from the agent in relation to confirming whether the steps from the proposal required consent in their own right and this was subsequently added into the description of development.

Further information was provided for the proposed boundary treatment.

Concern was raised to the agent that, although it would not come under planning legislation, there may be issues with shared access and right of way matters in terms of the loss of the section of alleyway.

Further information was provided in relation to the materials to be used.

Planning History

The current application is considered to overcome concern raised within the recently withdrawn application:

139494/FH/2024- Erection of two storey side extension, single storey rear extension and installation of dormer.

Withdrawn 29 April 2024.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and three neighbour objections were received. The following comments were made:

- Concern the proposal would be built on the existing road to the side of the applicant site and concern the proposal would interfere with neighbour's ability to transport bins from the highway of Blackwin Street to the gated rear alley. It is not possible for bins to be transported to the main road via 44 Blackwin Street due to the large refuse store of the convenience store.
- Concern the proposal could lead to interference with a means of escape.
- Clear access should be ensured as a result of the proposal for the telegraph poles to the side of the applicant site.
- The proposal would result in a loss of communal parking spaces for the terraced row of properties.
- Concern the proposal would result in loss of light to neighbouring properties.
- Neighbours sought reassurance that an easement would be available for neighbours to access the rear alleyway via the proposed access route as shown on the proposed site plan. Neighbour requested the alternative path be made good as a result of the proposal.
- Concern the property could be used for an HMO purpose.

Highway Services

Highway Services were consulted on the application and provided the following response: The proposal involves a single storey side extension, part two storey rear extension and a loft conversion dormer extension.

As previously mentioned, there is an existing alleyway off Blackwin Street to the east and northeast of the site. Following a review of the land registry, it indicates that the land (alleyway) falls under the ownership of the applicant.

Proposed Plans indicate that a new boundary treatment is to be provided and that the proposed extension is to extend onto the alleyway. This appears to block access to the alleyway.

Can the applicant confirm that the rear of property No. 50 off Blackwin Street and property No. 1,3, 5 and 7 off Laurence Close have any access rights in place to utilise the alleyway?

It is noted that the existing car parking arrangement will not be affected by the proposed works.

Further Highway comments 29 October 2024:

Given the information provided below and demonstrated on proposed site plan. It is noted that residents can continue utilising the alleyway including property No. 1,3, 5 and 7 off Laurence Close.

Therefore, based on the above the proposed development is acceptable from a Highways perspective.

Plans also demonstrate that the rear gated doors open outwards. The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;

- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are 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:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for a single storey side extension, part single, part two storey rear extension and associated steps, rear dormer roof extension and associated boundary treatment.

The revised scheme and additional supporting information is considered to overcome the issues raised during the course of the application. The scheme is considered acceptable as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families, pursuant to saved policy DC1 of the UDP.

However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single-family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.30 Blackwin Street adjoins the applicant site and would experience the proposed ground floor rear extension against the shared boundary. The extension would have a projection of 3 metres and be sited against the existing brick boundary treatment. The neighbour benefits from a two-storey rear outrigger and as such, the proposal may give rise to some tunnelling to the neighbour's side elevation window and rear patio doors. However, given the existing relationship with the neighbouring two storey outrigger and given the extension is single storey, the level of proposed tunnelling is not considered to be severe. Further, any adverse loss of light/ overshadowing implications is not considered to be severe to this neighbour given the orientation of properties in the streetscene and no impact in terms of light would occur to the rear amenity space beyond the neighbour's rear outrigger due to the proposed projection of the extension.

The rear dormer to be installed would face a northerly direction. Although it may look onto the rear amenity space of the adjoining property (no.30 Blackwin Street), given the existing view that could be obtained into the neighbour's garden from the existing first floor rear windows, any adverse privacy implications are not considered severe.

An approximate 27 metre gap would be retained between the windows within the proposed rear dormer to the properties to the rear along Laurence Close (1-7 Laurence Close) and so any adverse privacy implications is not considered severe. The two proposed Juliet balconies would not consist of a platform and therefore offer no additional overlooking opportunities than a normal window. An en-suite would be created within the proposed rear roof dormer and to ensure the privacy of the applicant, a condition would be attached to any approval granted for the window to be obscure glazed. A further condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent. The proposed two storey extension to the rear would infill the area from the existing staggered rear building line. Given the built form would not come forwards of the existing rear building line, no additional privacy implications would occur for the neighbours to the rear along Laurence Close than is currently the case.

No.26 Blackwin Street would be the closest residential property to the east to be impacted by the proposal and may feel the proposed rear infill extension at first floor level and proposed side extension. However, due to the communal area separating the two properties, neither elements

would give rise to any overbearing or loss of light implications. No windows would be inserted in the side elevation of the proposal and so would not give rise to any adverse privacy implications.

The side extension would not give rise to any adverse amenity implications given its nature and given the property looks onto open green space.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity and is considered compliant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Single storey side extension:

The single storey side extension would create a bedroom with patio doors leading into the extended rear amenity space. The extension, given it is single storey and would replicate the existing gable roof formation and fenestration patterns of the host property, is considered acceptable in size and form. It is noted a similar side extension could be achieved through the route of Permitted Development.

Part single, part two storey rear extension and associated steps:

The rear extension would involve infilling the staggered rear building line of the host property as existing. Given the rear extension would only exceed beyond the rear building line of the property at single storey level, the proposal is considered to be sympathetic to the constraints of the property. The previous application at the site (139494/FH/2024) proposed development to the side of the property which was considered to create an overly bulky and overpowering development and restricting the development at double storey to the rear is welcomed. As such, this element is considered pursuant to Policy DC1 of the UDP in terms of scale and massing.

The part single storey rear extension would have a projection of 3 metres and therefore be pursuant to Policy DC1.3 of the UDP and permitted development rights. Although the built form of the extension does not extend the entire width of the rear infill element, this is dictated by the constrained boundary treatment and is therefore considered acceptable.

The associated steps would provide access from the proposed rear extension and side extension into the extended amenity space. Although the height would not comply with permitted development rights, given the purpose of the steps to allow access into the rear garden, this element is considered acceptable in terms of form, pursuant to Policy DC1 of the UDP.

Rear dormer roof extension:

The proposed rear roof dormer would sit on the host property rear roof plane and the created roof form of the two storey rear infill extension. The dormer would be set in so that the dormer would not run the entirety of the proposed rear roof plane. Although it is noted the resultant structure would be large in nature, the dormer is set above eaves level and set below the ridge height of the host property. The facing wall materials of the proposed dormer would match the roof tiles and therefore help to minimise the scale of the dormer. As such, the form of the dormer is acceptable.

As such, this element of the proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

It is noted that whilst the proposed dormer with a cubic volume of 41 square metres could be considered permitted development in isolation, given the roof extension would be done in conjunction with the other extensions the dormer could not be achievable through PD.

Materials:

Materials to be used throughout the proposal have been listed in the application form as:

- brick work to match existing,
- slate roof tiles to match existing,
- white UPVC windows to match existing,
- composite doors,
- brick and metal fencing, rear garden gate timber to match existing.

Within email correspondence received by the agent on 30 October 2024, the agent stated the correct materials would be:

- black gates for the rear,
- black windows,
- black doors,
- Fascia soffits, downpipes and guttering black,
- Bricks to match the existing.

Some of the materials have not been provided by the agent within the email dated 30 October 2024 where the agent was asked to provide a full and final list of materials for the LPA's consideration. As such, a materials condition requesting details of all materials would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No dedicated off-street parking provision is outlined for the host property. Although the space within the applicant's ownership to the east of the existing boundary appears to be for parking, this is not formalised.

Bin Storage

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

Boundary Treatment

The proposal would involve the expansion of the applicant's amenity space to accommodate the proposal to the east of the existing boundary treatment of the host property. The agent provided information of the proposed boundary treatment to secure the site as a result of the proposal. The boundary treatment would run along the side and rear elevation and would consist of a 2-metre red brick boundary with a proposed double iron gate. Given the boundary treatment would be the same as existing circumstances, this element of development is considered to be sympathetic to the existing development at the site and so is considered acceptable to policy DC1 and DM1 and SP1 of the Core Strategy.

However, the proposal boundary treatment would result in gates which open outwards onto the highway. Highway Services reviewed this relationship and found this to be unacceptable. As such, a condition requesting further information to the boundary treatment would be attached to any approval granted.

Neighbour Objections, Civil Issues and Highway Considerations

During the course of the application, neighbours raised concerns in relation to the proposal being constructed on the existing side road to the east of the applicant's boundary wall and how this would impact the transportation of bins and affect easement access. Highway Services raised similar comments. Via email on 15 October 2024, the agent responded:

"The access is only being extended. The rear alleyway will still be available for use by all occupants. Furthermore there is a gate at the end of the alleyway which can be used by all occupants. There is still a road which will provide access to the alleyway this has been illustrated on the site plan".

Whilst it is noted that the form of the extension extending beyond the existing boundary wall is not usual, a site edged red boundary and supporting certificate has been supplied within the application process to confirm the applicant's ownership deeds. The same boundary is also reflected within Land Registry data (see Figure 1 above). Given this and given access rights extend beyond the remit of planning, this issue should be dealt with outside of this application and does not impact the determination of this application. Further Highway Services reviewed the agent's response and given the written correspondence from the agent; the development was considered acceptable from a Highways perspective. However, Highway Services advised that all gated accesses would need to provide inward opening gates to ensure they do not impact on the adopted footway or highway. A condition requesting further details of the opening of the gates would be attached to any approval granted.

The neighbour concern in relation to loss of light is considered to be addressed within the visual /residential amenity section of the report.

A neighbour comment raised concerns that the property as a result of the proposal could be used for an HMO use. The extension would create 8 bedrooms. Although it is understood the property would be used for a larger family, to ensure the property at any time in the future is not used as a HMO purpose, a condition restricting the use of the property to use class C3(a) would be attached to any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The revised scheme presented is considered to overcome the issues raised.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, outstanding plans and information has been provided which is considered to overcome planning concerns raised and appropriate conditions have been attached to any approval granted.

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

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 20 August 2024.

-Drawing- Proposed First Floor Plan, numbered 04, stamped as received by the City Council as Local Planning Authority on 20 August 2024.

-Drawing- Proposed Front Elevation, numbered 06, stamped as received by the City Council as Local Planning Authority on 20 August 2024.

-Drawing- Proposed Second Floor Plan, numbered 05, stamped as received by the City Council as Local Planning Authority on 8 October 2024.

-Drawing- Proposed Rear Elevation, numbered 08, stamped as received by the City Council as Local Planning Authority on 8 October 2024.

-Drawing- Proposed Side Elevation, numbered 09, stamped as received by the City Council as Local Planning Authority on 8 October 2024.

-Drawing- Site Plan- Location Plan/ Proposed Site Plan, numbered 01, stamped as received by the City Council as Local Planning Authority on 16 October 2024.

-Correspondence- Agent Final List of Materials, stamped as received by the City Council as Local Planning Authority on 30 October 2024.

-Drawing- Proposed Ground Floor Plan, numbered 03 REV C, stamped as received by the City Council as Local Planning Authority on 4 November 2024.

-Drawing- Proposed Side Elevation, numbered 07 REV C, stamped as received by the City Council as Local Planning Authority on 4 November 2024.

-Drawing- Proposed Boundary Treatment, numbered 10 REV B, stamped as received by the City Council as Local Planning Authority on 4 November 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed en-suite window within the proposed rear roof dormer as shown on the approved 'Drawing- Proposed Second Floor Plan, numbered 05', stamped as received by the City Council as Local Planning Authority on 8 October 2024, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the details approved within Application Form or 'Correspondence- Agent Final List of Materials' specified within condition 2, before above ground works, samples and/or specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the details shown within 'Drawing- Site Plan- Location Plan/ Proposed Site Plan, numbered 01', stamped as received by the City Council as Local Planning Authority on 16 October 2024, 'Drawing- Proposed- Boundary Treatment, numbered 10 REV B', stamped as received by the City Council as Local Planning Authority on 4 November 2024 and Drawing- Proposed Ground Floor Plan, numbered 03 REV C, stamped as received by the City Council as Local Planning Authority on 4 November 2024, prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

For the avoidance of doubt, any boundary gates should be inwards opening.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

46 - 48 Blackwin Street, Manchester, M12 5JY
26 Blackwin Street, Manchester, M12 5LD
13 Laurence Close, Manchester, M12 5LX
1 Laurence Close, Manchester, M12 5LX
32 Blackwin Street, Manchester, M12 5LD
30 Blackwin Street, Manchester, M12 5LD
24 Blackwin Street, Manchester, M12 5LD
22 Blackwin Street, Manchester, M12 5LD
20 Blackwin Street, Manchester, M12 5LD
15 Laurence Close, Manchester, M12 5LX
11 Laurence Close, Manchester, M12 5LX
9 Laurence Close, Manchester, M12 5LX
5 Laurence Close, Manchester, M12 5LX
3 Laurence Close, Manchester, M12 5LX
7 Laurence Close, Manchester, M12 5LX
Emmanuel Rectory, 35 Blackwin Street, Manchester, M12 5LD

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA