



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139949/FO/2024

Date registered valid: 7 May 2024

Proposal: Conversion of an existing basement to a self-contained apartment together with creation of new access to the side and light-well window to the front

Address: 51 Corkland Road, Manchester, M21 8XS

Ward(s): Chorlton Park Ward

Applicant: M.K Ghaffur, MKG Developments

Agent (if any): Tomislav Vuletic, Flocc Studio Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 03/07/2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 24 May 2024

Standard consultations:

Printed: 20 May 2024 Expired: 11 June 2024

Neighbour notifications

Printed: 20 May 2024 Expired: 11 June 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

Proposal relates to a semidetached single family dwellinghouse on the corner of Corkland Road and Devonshire Road. The property features an existing two storey outrigger, with a small garden to the front and hardstanding to the rear with off street vehicle parking with access from Devonshire Road.

Listed building: Not applicable

Conservation area: Not applicable

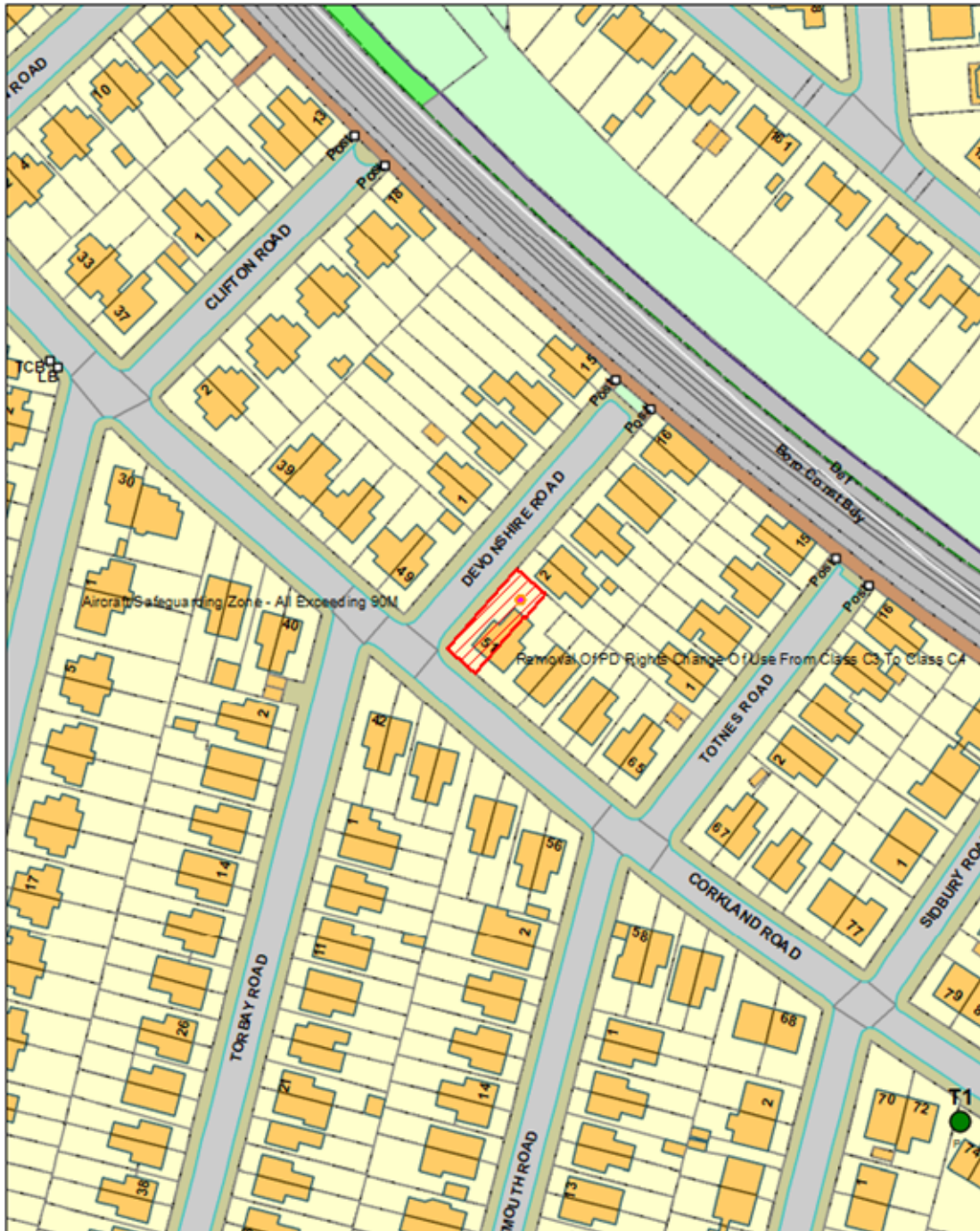
Tree Preservation Order: Not applicable



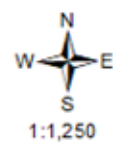
Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Chorlton Park ward of Manchester.



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Description of development

The applicant is proposing the conversion of an existing basement to a self-contained apartment together with creation of new access to the side and light-well window to the front.

The new basement dwelling would constitute a 1 bed apartment with kitchen/living and shower room.

New access would be created via a sunken side stair from ground level.

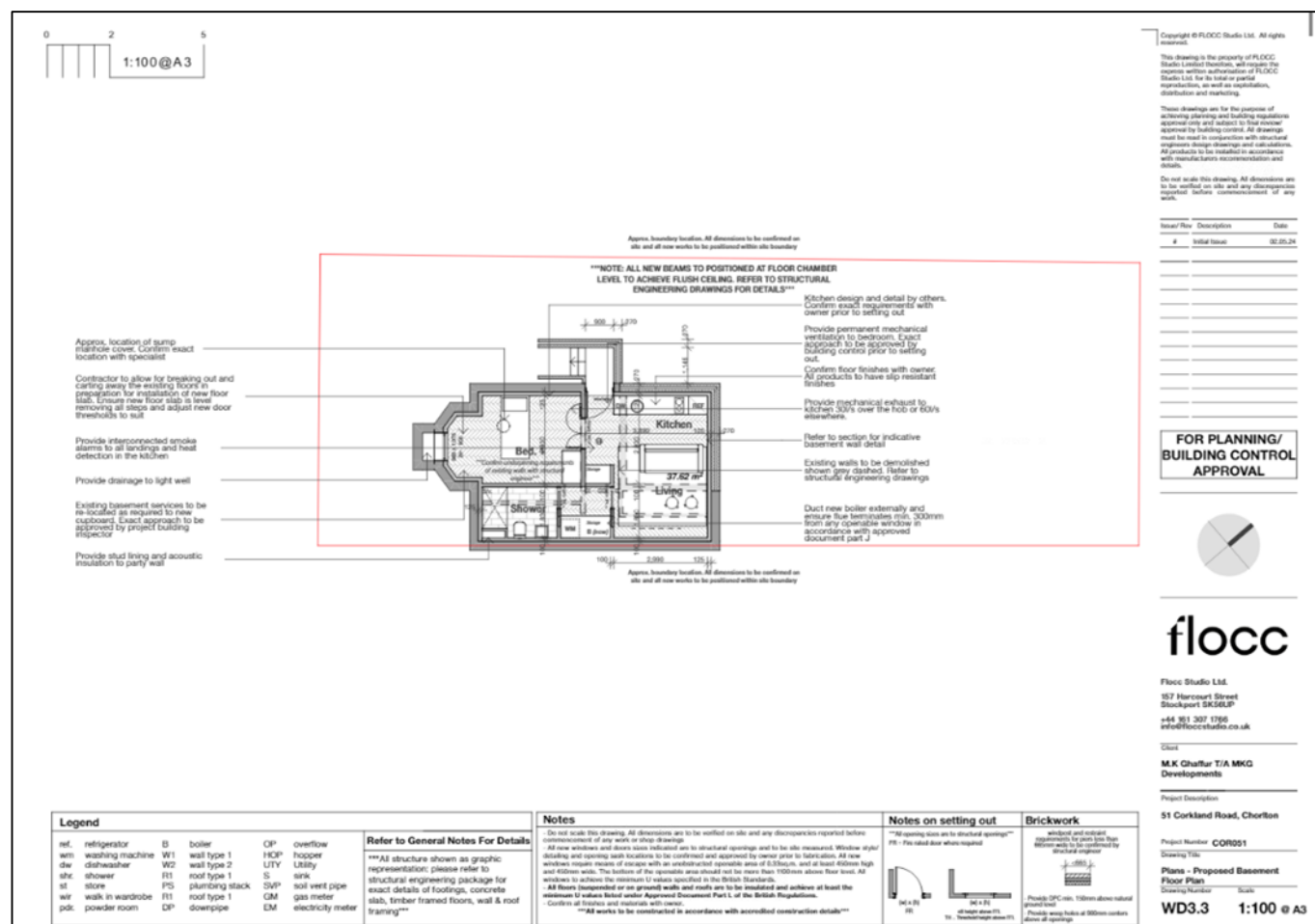


Figure 2. Proposed plans

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.

MCC Highway Services raised concerns regarding the increase demand to on street parking.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

Concern raised with regards to lack of additional windows and ventilation provision proposed to the basement unit.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

2no. letters of representation were received from local residents raising the following concerns:

- Parking issues due to increased occupation
- Development not in keeping with character of the area
- New bin and external storage in side garden would alter the street facing appearance of the property and might involve removal of shrubbery
- The property should remain as a family home
- Overdevelopment of the host property

Negotiations

No negotiations were entered into with the agent, given that the proposal was considered unacceptable in principle, even in the event of significant revisions.

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 3 - Housing
 - H 1 – Overall Housing Provision (partially superseded)
 - H 6 – South Manchester
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 - Waste

- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
 - DC5 – Flat Conversions
 - DC7 - New Housing Development
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 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.
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S6: Resource Efficiency
 - Places for Homes
 - JP-H1: Scale, Distribution and Phasing of New Housing Development
 - JP-H2: Affordability of New Housing
 - JP-H3: Type, Size and Design of New Housing
 - JP-H4: Density of New Housing
 - Places for People
 - JP-P1 Sustainable Places
 - Connected Places
 - JP-C8: Transport Requirements of New Development
- [The National Planning Policy Framework \(The NPPF\)](#) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government’s planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 12 – Achieving well-designed places

Principle of the development

There are several factors in amenity terms that warrant refusal. After careful consideration, it is concluded that the proposed development opposes with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

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

The proposed development would create a one bedroom (2 persons) self-contained apartment approx. 34.6m² in the basement of an existing dwellinghouse.

The Manchester Residential Quality Guidance sets out Manchester's Emerging Space Standards which provides the recommended minimum gross internal floor area of new dwellings and conversions at a defined level of occupancy. This is an adopted document which is a material planning consideration. The requirements for 1 storey planning units are as follows:

- *One Bedroom (2 persons) = 50m²*

As such, the proposed development falls significantly below the space standards required to meet new suitable accommodation at all floor levels. This in turn clearly evidences substandard levels of accommodation.

The proposal features 1 no lightwell to the front which would serve the bedroom, alongside a new sunken side access created to the side with provision for a door only.

The existing basement is not currently served by any windows. It is considered that the lack of natural light to the residential accommodation would cause harm to future occupants of the proposed dwelling, given the lack of windows proposed. Furthermore, no proposed section plans have been provided to evidence the finished floor level of this additional basement unit, which raises concern with regards to future amenity.

It is acknowledged that even if the new external side door to the basement was amended to include an element of glazing, given the limited depth of the lightwell, the proposed basement living room and kitchen would be unlikely to receive sufficient natural light penetration, particularly the parts of those rooms further away from the lightwell. A single window and lightwell are proposed to the front elevation to serve the bedroom only. For the same reason, the front lightwell to the bedroom would not provide sufficient light to this space. This would lead to a dark and gloomy environment for future occupiers who would be likely to rely on artificial light. In addition, it is considered that the proposed living room, kitchen, and bedroom would have an oppressive outlook towards the opposing blank walls of the lightwells. As a result, the proposed self-contained basement flat would not provide a high standard of accommodation.

On this basis, the proposed development is considered to have a significantly harmful impact to the living conditions of future occupiers, contrary to the aforementioned policy and guidance.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The external front and side amenity spaces would be shared with the main dwellinghouse above. Given that the proposed basement conversion would have one only window to the front and door to the side adjacent to these shared spaces, any future occupiers would be potentially impacted by activity associated with the use of this space and associated noise and comings and goings from the main dwellinghouse and vice versa. It is considered that as the front elevation would provide the only window to the basement flat, this would give rise to loss of privacy both real and perceived from the pavement and shared external amenity space.

The proposal is expected to have a negligible effect on road safety and traffic generation. Given that the proposed development is resultant in 1 no. additional residential dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional operational capacity demands.

Community safety and crime prevention.

The proposed side access would create a heightened risk for potential occupiers due to its secluded nature and wouldn't benefit from natural surveillance. Typically, the council support basement flat access through the main front door of the dwelling.

Adequacy of internal accommodation and external amenity space.

The proposal would not provide adequate external amenity space for both residences. The curtilage size is relatively small compared to the massing of the building and is designed to provide external amenity space for a single-family residence. This does not form a reason for refusal.

Refuse storage and collection.

A refuse storage area is noted within the site next to the proposed cycle store. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. It is assumed that refuse collection will continue to follow the existing arrangement surrounding the site with servicing taking place along Corkland Road.

Vehicular access and car parking

The site appears to have an existing driveway located to the rear which accommodates 1no. car parking space within the site's curtilage. Vehicular access to the site is gained from Devonshire Road. There are dropped kerbs present in this location in order to facilitate this access.

No additional on-site car parking space is to be provided for the proposed development. As such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site. The proposal is exempt from biodiversity net gain rules.

Green Infrastructure including open space, both public and private

The proposal has minimal impact on green infrastructure and balances development with existing green space. The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

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 officers worked with the applicant to find solutions for problems with the planning application. There were problems with the application which were insurmountable and no amount of negotiation or revision could warrant approval.

Reasons for recommendation to refuse

1. Poor standard of living accommodation

The application proposal fails to meet the residential space standard, fails to provide adequate levels of natural light, and increase risk on potential occupiers by a hidden entrance without the benefit of natural surveillance. On balance the proposal would give rise to a poor standard of living accommodation for future occupiers and an inadequate residential accommodation contrary to policies DM1, SP1, H1, H6 and EN1 of the Manchester Core Strategy and Section 12 of the National Planning Policy Framework.

2. Harm to the character of the area

The proposed scheme would result in an over-intensive use of the property by way of increasing the density of a traditional single-family dwelling beyond what is reasonably expected. The council policy is to maintain high quality single family dwellings in this area and any further additions which could increase intensification of residences would be of detriment to the strategic character of the area and fail to meet the guiding principle of development of making a positive contribution to neighbourhoods of choice counter to policies in SP 1, H 1, H 6, H 11 and EN 1 of the Manchester Core Strategy; DC1 and DC26 of the Extant UDP; JP-Strat9, JP-S1, JP-S6, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

3. Harm to the residential amenity

The proposed scheme would result in an over-intensive use of the property by way of increasing the density of a traditional single-family dwelling beyond what is reasonably expected. The intensification of use would have a harmful effect on the residential amenity of the local area, including but not limited to, an increase in noise and on street parking counter to policies DM 1, SP 1, EN 1 and EN 19 of the Manchester Core Strategy DC1 and DC26 of the Extant UDP; JP-Strat9, JP-S1, JP-S6, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

48 Corkland Road, Manchester, M21 8XH
3 Devonshire Road, Manchester, M21 8XB
38 Corkland Road, Manchester, M21 8XA
47 Corkland Road, Manchester, M21 8XG
40 Corkland Road, Manchester, M21 8XA
2 Devonshire Road, Manchester, M21 8XB
57 Corkland Road, Manchester, M21 8XS
49 Corkland Road, Manchester, M21 8XG
53 Corkland Road, Manchester, M21 8XS
55 Corkland Road, Manchester, M21 8XS
46 Corkland Road, Manchester, M21 8XH
44 Corkland Road, Manchester, M21 8XH
42 Corkland Road, Manchester, M21 8XH
4 Devonshire Road, Manchester, M21 8XB
1 Devonshire Road, Manchester, M21 8XB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA