MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138851/FO/2023
Date registered valid:	18 December 2023
Proposal:	Enlargement of rear lower ground terrace together with elevational alterations in association with enlargement of existing ground floor flat
Address:	Flat 1, 4 Carlton Road, Manchester, M16 8BB
Ward(s):	Whalley Range Ward
Applicant:	Mrs Racquel Simmons
Agent (if any):	Mr Gethin Jones, EHPI
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08 February 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 05 January 2024

Standard consultations: Printed: 21 December 2023 Expired: 14 January 2024

Neighbour notifications: Printed: 21 December 2023 Expired: 14 January 2024

Site notice: Posted: 05 January 2024 Expired: 26 January 2024

Press advert: Published: 2 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached villa property of cream / grey brick with a grey and green slate roof. The property features dark timber-framed windows, including front, side and rear-facing dormers and a ground floor bay to the side, a two-storey front outrigger as well as side and rear projections, a spacious front garden with mature trees and foliage, a tarmac driveway and parking area to the side, a lower ground floor terrace area to the rear, and a concealed bin store. The property has been converted to provide residential apartment accommodation.



Figure 1. View of property.



Figure 2. Proposed site of development.



Figure 3. Proposed site of development.



Figure 4. Rear amenity space.

Description of area

Carlton Road is a residential street situated within the Whalley Range ward of Manchester, close to Withington Road, Whalley Range Methodist Church, and Upper Chorlton Road (B5218). The area is predominantly residential in terms of its character, consisting of terraced, semi-detached, and detached residential properties as well as apartment complexes.

The application property is also sited within the Whalley Range conservation area (first designated in October 1991). The conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

Description of development

The applicant is seeking permission for the enlargement of the rear lower ground terrace area together with elevational alterations in association with the enlargement of the existing ground floor flat.

Planning history

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Whalley Range Forum – no comments or objections received.

Withington Civic Society – no comments or objections received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance.

Issues

Principle – the principle of the proposal, to enlarge the existing rear lower ground terrace area together with elevational alterations, in order to provide improved living accommodation for the occupants of the building's ground floor flat is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, parking, and the Whalley Range conservation area.



Figure 5. Submitted proposed site plan.

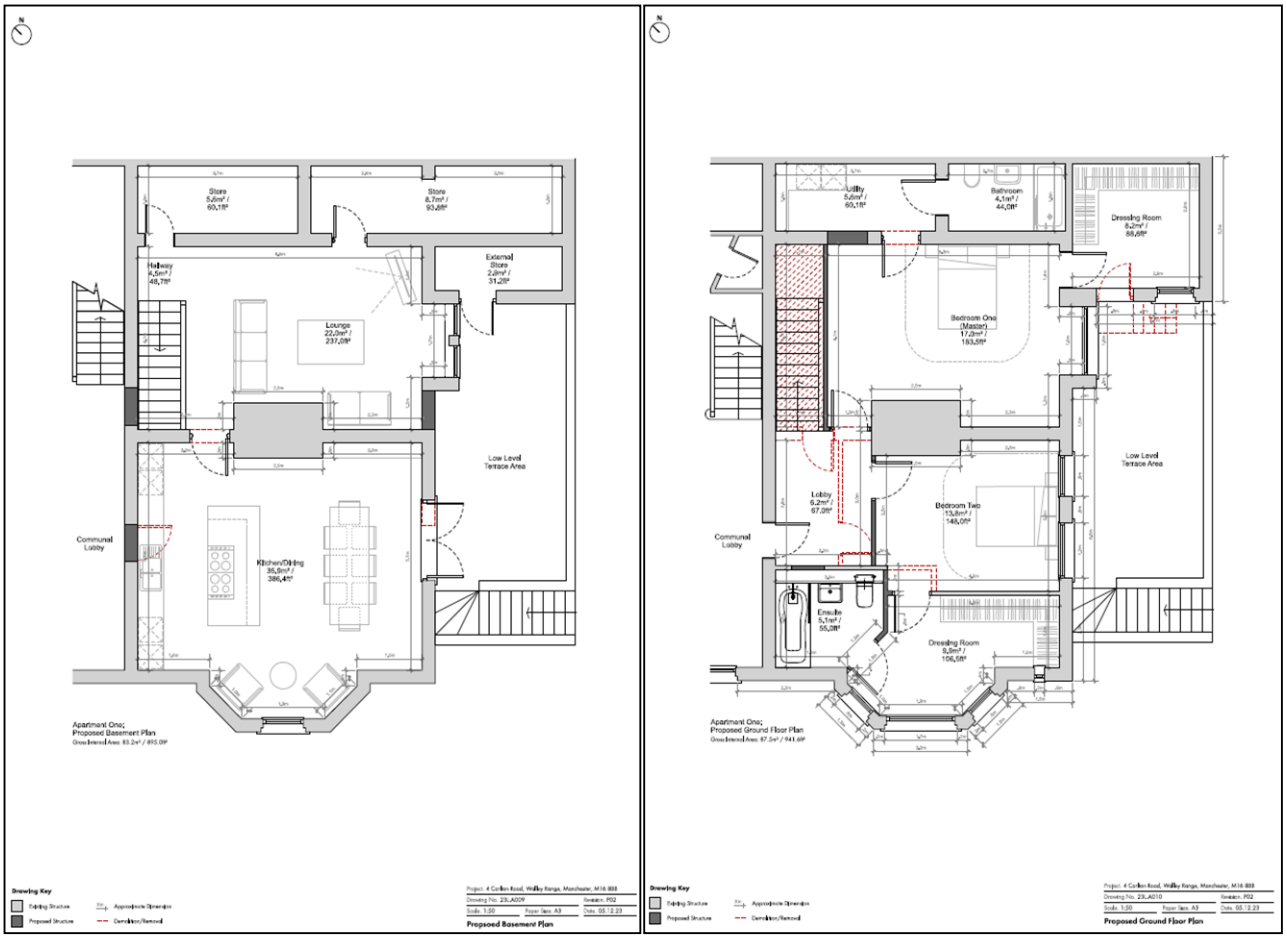


Figure 6. Submitted proposed basement and ground floor plan.



Figure 7. Submitted proposed side and rear elevations.

Siting, scale and massing – the lower ground terrace area would be sited at the back of the property, facing northwest, amending the existing. It would project 3.224m rearwards from the

host dwellinghouse, with a width of 7.676m, and a depth of 1.886m below ground level. It would be bordered by a wall measuring to 1.194m in height (above ground level), would feature a set of access steps to its northeast edge, and would maintain a gap of 3.3m to the boundary shared with No.6 Rufford Road.

The proposed terrace area is considered to be subservient to the host dwellinghouse in terms of its dimensions and would provide an enlarged private outdoor amenity space for the occupants of the building's ground floor flat. It is therefore considered acceptable due to its accordance with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the lower ground terrace area would be sited at the back of the property away from public footpaths and highways and, as such, would not be highly visible within the street scene or public realm.

The proposal would therefore have a minimal impact upon the visual amenity of the area, in accordance with policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

Residential amenity – the lower ground terrace area would be sited below ground floor level and would maintain a gap of at least 3.3m to the nearest shared boundary. As such, it is understood that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, loss of privacy, nor should it introduce an overbearing presence into the area, thus according with policies DM1 and SP1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Impact upon the Whalley Range conservation area – the lower ground terrace area would be sited at the back of the property away from public footpaths and highways and, as such, would not be highly visible within the street scene or public realm.

The proposal would therefore have a minimal impact upon the Whalley Range conservation area, in accordance with policy DC18 of the UDP, policy EN3 of the Core Strategy, and chapter 16 of the NPPF.

Other matters – the proposal also includes a number of elevational alterations to the host dwellinghouse. These are set out below:

- Reinstatement of the lower ground floor lightwell in the side elevation facing onto Rufford Road.
- Blocking up of the ground floor door in the side elevation facing onto Rufford Road.
- Blocking up of the existing lower ground floor door in the rear elevation.
- Installation of a new set of outward-opening doors at lower ground floor level in the rear elevation.

These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Whalley Range Conservation Area, waste storage and parking as it broadly complies with policy DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy and chapters 12 and 16 of the NPPF.

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.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

-'Application for Planning Permission', stamped as received by the City Council as Local Planning Authority on the 18th December 2023.

-‘Proposed Site Location Plan’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.
-‘Proposed Site Plan’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.
-‘Apartment One: Proposed Basement Plan’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.
-‘Apartment One: Proposed Ground Floor Plan’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.
-‘Proposed Side Elevation’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.
-‘Proposed Rear Elevation’, stamped as received by the City Council as Local Planning Authority on the 18th December 2023.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum
Withington Civic Society

13 Rufford Road, Manchester, M16 8AE
17 Rufford Road, Manchester, M16 8AE
Flat 5, 4 Carlton Road, Manchester, M16 8BB
Flat 4, 4 Carlton Road, Manchester, M16 8BB
Flat 3, 4 Carlton Road, Manchester, M16 8BB
Flat 2, 4 Carlton Road, Manchester, M16 8BB
6C Carlton Road, Manchester, M16 8BB
5 Carlton Road, Manchester, M16 8BZ
William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 1, William Coates Court, Carlton Road, Manchester, M16 8BD
6A Carlton Road, Manchester, M16 8BB
Flat 3, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 2, William Coates Court, Carlton Road, Manchester, M16 8BD
11 Rufford Road, Manchester, M16 8AE
4 Elm House, 2 Carlton Road, Manchester, M16 8BB
1 Elm House, 2 Carlton Road, Manchester, M16 8BB
6 Rufford Road, Manchester, M16 8AE
Flat 18, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 17, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 16, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 15, William Coates Court, Carlton Road, Manchester, M16 8BD
6B Carlton Road, Manchester, M16 8BB
6 Carlton Road, Manchester, M16 8BB
Flat 9, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 8, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 7, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 6, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 5, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 4, William Coates Court, Carlton Road, Manchester, M16 8BD
3 Elm House, 2 Carlton Road, Manchester, M16 8BB
2 Elm House, 2 Carlton Road, Manchester, M16 8BB
Flat 14, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 12, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 11, William Coates Court, Carlton Road, Manchester, M16 8BD
Flat 10, William Coates Court, Carlton Road, Manchester, M16 8BD
15 Rufford Road, Manchester, M16 8AE

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA