MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139826/FH/2024
Date registered valid:	19 April 2024
Proposal:	Basement conversion including lightwell and railing to front
Address:	88 Old Lansdowne Road, Manchester, M20 2WX
Ward(s):	Didsbury West Ward
Applicant:	Miss Tabeah Berler
Agent (if any):	Mr Justin Karl Keleghan JK Technical Services (NW) Ltd
Case officer:	Jake Walther Tel: 0161 234 1625 Email: jake.walther@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**03/06/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19/04/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 April 2024 Expired: 17 May 2024

Site notice
Posted: Expired:

Press advert
Published: 30 April 2024 Expired: 14 May 2024

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building
The proposal related to a 3-storey terraced class C3 dwellinghouse located on Old Lansdowne Road. The property is early 20th century terrace, constructed of brick with black roof tiles and brick detailing throughout the front façade. It features hardstanding for vehicle parking to the front and a garden to the rear.



Figure 2. Front view of property.

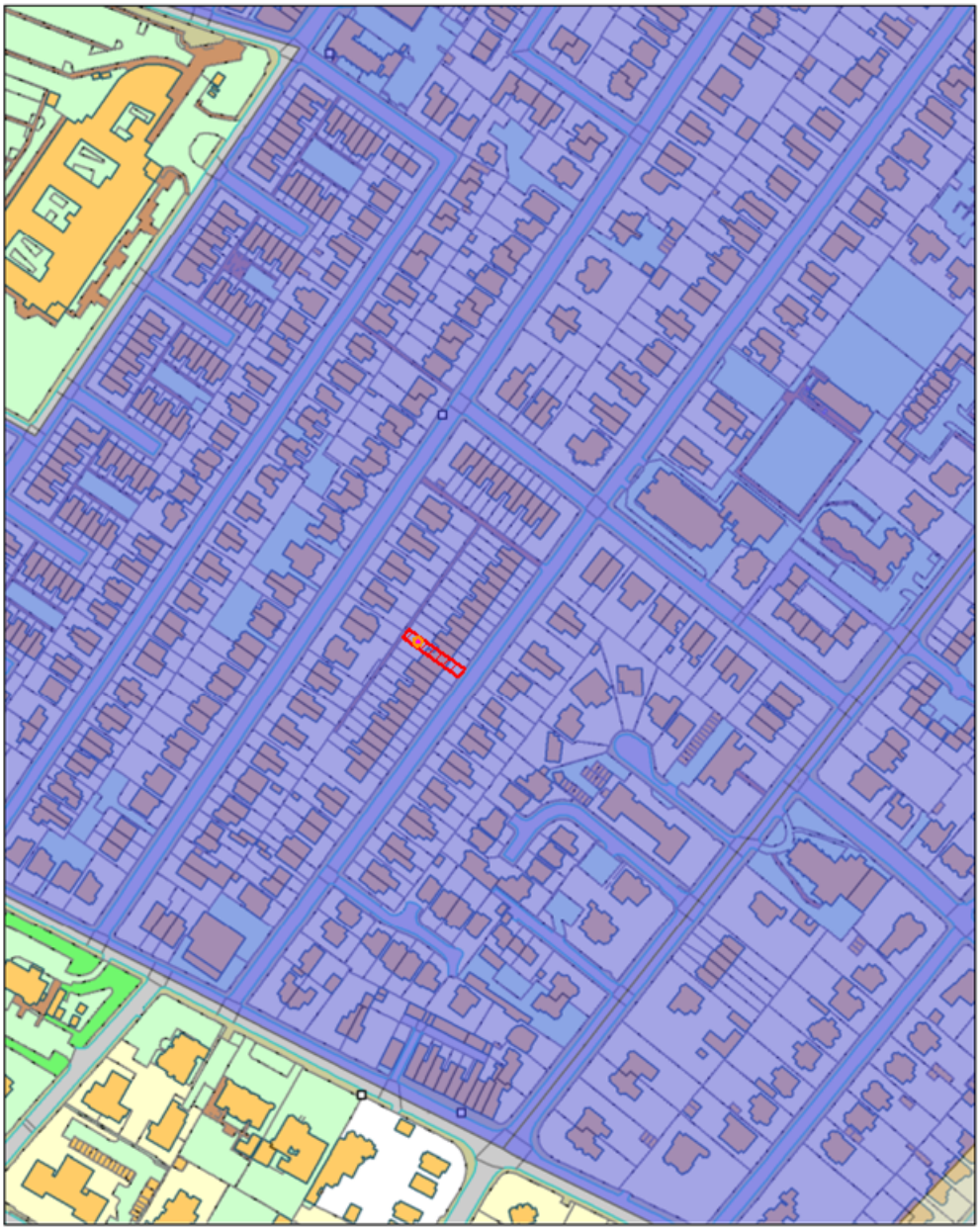

Figure 1. Lightwell area.

Listed building: Not applicable.

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable.

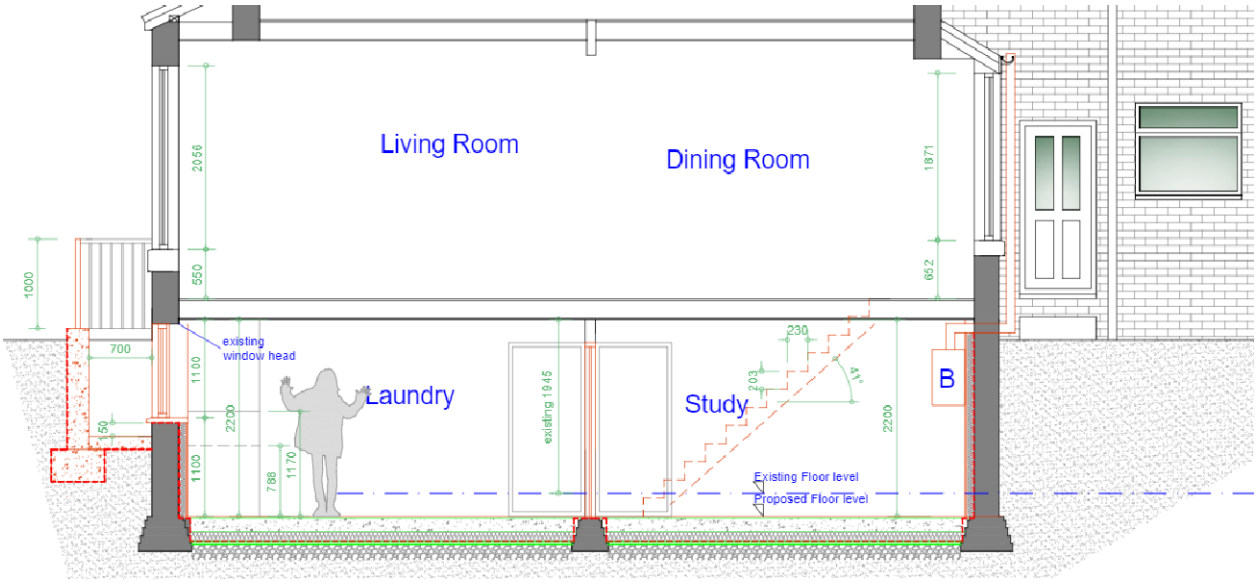
Description of area
Old Lansdowne Road is a predominantly residential street situated in Didsbury West Ward of South Manchester. The street has varied property types with terraces, semi-detached, detached properties with a combination of single-family dwellings and apartment blocks. The property benefits from its proximity to shops and restaurants on Barlow Moor Road and Withington Community Hospital on the nearby Nell Lane. The site is within the Albert Park Conservation Area.



© Crown copyright and database rights 2024. Ordnance Survey 100019568

N
W E
S
1:2,500

Description of development
The applicant is seeking permission for the installation of 1no. basement lightwell at the front of the property to provide access for light to a basement conversion. The proposed lightwell would have an opening of 700mm and a depth of 1250mm with a protective railing above with a maximum height of 1000mm from the ground floor level.



Consultations & Notification Responses

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal. - No comments or objections were made.

Policy

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 forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 Conservation Areas

Places for Everyone

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. The following policies are relevant to this proposal.

- Policy JP-S1 – Sustainable Development
- Policy JP-S2 – Carbon and energy

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):

- an economic objective
- a social objective and
- an environmental objective.

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

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

Principle

The submitted application is for the formation of 1no. basement lightwell's for basement conversion. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. 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 dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed window within the lightwell will have a width of 1386mm and a height of 1100mm, the lightwell opening will extend out by 700mm and will span 1652mm, this will be surrounded by a railing that is 1000mm in height.

It is considered that scale of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Residential Amenity

The proposed basement lightwell and associated railings will be visible from the public highway and to neighbouring properties, the railings are only 1 meter in height and are black in colour, it is not anticipated these will cause any additional harm, loss of light, or introduce an overbearing presence for the neighbouring properties.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Design / Visual Amenity

The proposed basement lightwell and associated railings are facing the public highway and will feature in the street scene, however it is only the railings that will be visible from the highway and as these are only 1 meter in height and constructed of black steel, it is not anticipated these will have a significant impact on the characteristics of the area. The windows, which will not be visible from the public highway will be black timber framed.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Conservation Area
The application site is located within the Albert Park Conservation Area (1988) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area, and not cause substantial harm to heritage assets within the conservation area.

The proposed basement lightwells are slight in scale and make use of black framed windows and black steel railings, as a result it is not anticipated that the proposal will have a detrimental or harmful impact on the character or appearance of the conservation area. The proposal therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Car Parking
No change to parking arrangements would occur as a result of the proposal.

Conclusion
Given the above issues, it is considered that the proposed basement conversion, lightwells and railings are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 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. 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

a. Drawing – Location Plan - 19 Apr 2024
b. Drawing – Proposed Elevations - 19 Apr 2024 – Drawing number - 03
c. Drawing – Floor plans and Sections - 19 Apr 2024 – Drawing numbers – 02

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 4, 71 Clyde Road, Manchester, M20 2WW
Flat 1, 71 Clyde Road, Manchester, M20 2WW
Flat 4, 69 Clyde Road, Manchester, M20 2WW
Flat 1, 69 Clyde Road, Manchester, M20 2WW
Flat 6, 71 Clyde Road, Manchester, M20 2WW
Flat 5, 71 Clyde Road, Manchester, M20 2WW
Flat 3, 71 Clyde Road, Manchester, M20 2WW
Flat 2, 71 Clyde Road, Manchester, M20 2WW
Flat 6, 69 Clyde Road, Manchester, M20 2WW
Flat 5, 69 Clyde Road, Manchester, M20 2WW
Flat 3, 69 Clyde Road, Manchester, M20 2WW
Flat 2, 69 Clyde Road, Manchester, M20 2WW
71A Clyde Road, Manchester, M20 2WW
86 Old Lansdowne Road, Manchester, M20 2WX
90 Old Lansdowne Road, Manchester, M20 2WX
84 Old Lansdowne Road, Manchester, M20 2WX

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 - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA