MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139480/FO/2024
Date registered valid:	8 March 2024
Proposal:	Conversion of existing dwelling house into 2 dwelling houses and associated alterations
Address:	20 Coningsby Drive, Manchester, M9 4XA
Ward(s):	Harpurhey Ward
Applicant:	Mr. Mansur Rad
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 May 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 27 March 2023

Standard consultations:
Printed: 14 March 2024 Expired: 6 April 2024

Neighbour notifications
Printed: 14 March 2024 Expired: 6 April 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

20 Coningsby Drive is a two-storey semi-detached dwellinghouse in the Harpurhey area of North Manchester. The existing brick-built property affords ample living accommodation, comprising 6 no. bedrooms at first floor, with garden areas to the front and rear. The property features a single parking area to the front. Boundary treatment consists of mid-height open metal fencing with gate to the front, alongside high brick walling and timber close boarded fencing around the rear garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate area is characterised by a post war council-built housing estate, with residential properties of similar character, scale and form. Harpurhey Shopping Centre district is sited 120m to the east of the estate.

Description of development

The submitted application proposes the conversion of existing dwellinghouse into two dwelling houses (Class C3) and associated alterations.

This application is an identical resubmission of planning permission 125094/FO/2019, which three time limit has now lapsed. There is no material change to the site considered.

Consultations & Notification Responses

Local responses

None

Consultee responses

Highways –
The application form suggests that two off-street car parking spaces are being provided. Whilst the principle of in-curtilage parking is acceptable, the applicant should verify that the length of the driveway is sufficient so that the vehicle does not overhang on the footway. Each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions.

The adopted highway at the front of the property would require a dropped kerb for access to a driveway. If the planning application is approved the applicant would be required to enter into a section 184 agreement at their own cost. A dropped crossing application can be processed via the following online link:
https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_droppe d_kerbnd_pavements

Pedestrian access will be provided from Coningsby Drive, which is acceptable from a highway perspective.

Cycle storage can be provided within the garden area and it is recommended that this opportunity is taken.

All fencing / railings adjacent to the adopted highway should be visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. The applicant is advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

A refuse storage area is noted to the rear of each property within the site boundary. This is considered to be appropriate in ensuring no obstruction on the adjacent highway. Householders

will present the bins adjacent to the highway on collection days and should be promptly taken off the highway following collection.

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email: -highwaylicences@manchester.gov.uk - highwaynetworkmanagement@manchester.gov.uk

Environmental Health – No objections, the waste and recycling proposal are acceptable.

Greater Manchester Police – No comments received.

Relevant Planning History

At the application site –

125094/FO/2019 – Conversion of existing dwellinghouse into two dwellinghouses (Class C3) and associated alterations. Approved 02.01.2020. *Not implemented.*

090580/FO/2009/N1 – Conversion of single dwellinghouse into four self-contained flats with erection of new front porch and cycle store in rear garden. Refused 04.09.2009.

086778/FU/2008/N1 – Conversion of dwellinghouse into 4 self-contained flats. Refused 18.09.2008.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was a resubmission of the permission ref: 125094/FO/2019, therefore was considered policy compliant.

Local Planning Policies

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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles
DM1 – Development Management
EN1 – Design Principles and Strategic Character Areas
EN3 – Heritage
EN19 – Waste management
H3 – North Manchester
T1 – Sustainable Transport

The relevant saved **UDP** policies for this application are:

DC 26 – Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places

Issues

Principle of development:

The submitted application proposes the conversion of existing dwellinghouse into two dwelling houses (Class C3) and associated alterations. This proposal is an identical scheme to the formerly approved planning permission ref: 125094/FO/2019, no material changes are considered to the development proposal nor application site.

The proposal relates to convert the existing large family dwellinghouse into two separate dwelling houses. The layout of the proposed dwellings will consist of a large open plan kitchen and lounge area with WC and hallway on the ground floor and 3 no. bedrooms with a new bathroom at first floor level. Each proposed dwelling would afford a private rear garden and parking space to the front with associated landscaping. New boundary treatment will further denote the perimeter space for each of the plots.

Although the proposal is the conversion of a dwellinghouse into two new houses the following policies are relevant as the proposal achieves housing growth in the City, particularly in the North area of Manchester, where new homes are needed.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the City between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of

Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H3 states further that north Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.

In light of above, the principle of subdividing this single unit into two dwellings is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Impact on visual amenity and the streetscene:

The proposed development will convert an existing property into 2 no. properties which would effectively assimilate into the wider residential estate and host property. The proposal involves both internal and external alterations to the front and rear elevations of the single host property. Externally, the original property will be split in half, with the existing front door and hallway retained to access no.20 and a new door and hallway provided to the new property no.22. Two new high-level windows will be installed in the front elevation at first floor level providing ventilation and light to the new bathrooms and landing areas. The installation of new external doors and windows are proposed in the rear elevation of the site.

It appears that the application site is amongst one of the largest plots and dwellinghouse within the wider residential estate. The conversion of this property will allow the proposed width of the properties to be in keeping with the existing style and character of this particular residential area.

The original property does not merit any architectural form, therefore in terms of appearance the applicant proposes the same style and design as the existing style and character of the properties within the local area. It is therefore considered that the proposal appears to be acceptable in terms of visual appearance and design.

In terms of visual amenity, the proposed design and appearance will be in keeping with the existing style and character of the properties within the local residential area. It is therefore considered that the proposal appears to be acceptable in terms of visual appearance and design, pursuant to policies DM1.

Impact on residential amenity:

In this instance, the proposed development will introduce a residential use into the context of an established residential area and where the anticipated number of occupants is expected to be low.

Whilst it is acknowledged that there will be an increase in activity on the site, however it is not considered that there would be any significant effects in terms of any noise and disturbance.

A Class C3 use restriction will also prevent any potential over-intensification of use if the property was ever to be occupied as HMOs.

Highways:

The principal access to the proposed houses will be taken from the front of the property off Coningsby Drive. A secondary access is provided at the rear via the existing pedestrianised paths, which link with the wider residential estate.

The proposed floor plan (plan ref: NA-P02) shows two off street parking spaces to the front of the two dwellings, measuring 3.5m by 6.8m, this is considered acceptable by highways.

A condition will be imposed, requiring details of secure cycle parking to be submitted in relation to both plots prior to occupation.

Waste:

A refuse storage area for 4 no. bins is noted to the rear of each property within the site boundary. Householders will present the bins from the rear garden areas to the front collection point, adjacent to the highway on collection days. This is a typical arrangement within this particular area. Environmental Health have been consulted and deem the proposed waste and recycling proposal to 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 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC26 of the Manchester Unitary Development Plan and to policies SP1, EN1, DM1 and H3 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 drawings
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed Floor Plan' numbered 'NA-902', stamped as received by the City Council, as Local Planning Authority on 8 March 2024.

   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. Materials

4. Cycle storage
   Prior to the first use of the development, details of the specifications, siting and appearance of the secured cycle storage for both new dwelling houses, shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

   Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

5. PD - C3 Use
   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 development 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 2010, 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6. Waste management
The details relating to the storage (including segregated waste recycling) and disposal of refuse shall be carried out in accordance with drawings 'Proposed Floor Plan drawing no: NA-902' stamped as received by the City Council, as Local Planning Authority on 8 March 2024. The approved details shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

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

7. Boundary treatments
Notwithstanding drawing no: 'Proposed Floor Plan drawing no: NA-902' stamped as received by the City Council, as Local Planning Authority on 8 March 2024, prior to the first occupation of the development, details of the siting, scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved boundary treatment shall be completed before the development hereby approved is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained and maintained.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

8. Soft landscaping
Notwithstanding drawing no: 'Proposed Floor Plan drawing no: NA-902' stamped as received by the City Council, as Local Planning Authority on 8 March 2024, prior to the first occupation of the development, details of soft landscaping to the front curtilage of each dwelling hereby approval shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained for as long as the development remains in use.

Reason - In order to provide soft landscaping to the frontage of each property to minimise the impact of the car parking areas pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

12 Sighthill Walk, Manchester, M9 4XE
12 Shapwick Close, Manchester, M9 4XB
4 Shapwick Close, Manchester, M9 4XB
8 Sighthill Walk, Manchester, M9 4XE
6 Sighthill Walk, Manchester, M9 4XE
4 Sighthill Walk, Manchester, M9 4XE
10 Shapwick Close, Manchester, M9 4XB
8 Shapwick Close, Manchester, M9 4XB
6 Shapwick Close, Manchester, M9 4XB
2 Shapwick Close, Manchester, M9 4XB
2 Sighthill Walk, Manchester, M9 4XE
10 Sighthill Walk, Manchester, M9 4XE
18 Coningsby Drive, Manchester, M9 4XA

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA