MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

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Application no.	138354/FO/2023
Date registered valid:	7 December 2023
Proposal:	Reconfiguration of existing building to form 2no. additional residential apartments (4 in total) together with elevational alterations
Address:	504 Wilmslow Road, Manchester, M20 2DW
Ward(s):	Withington Ward
Applicant:	Ms Louise Leckie
Agent (if any):	Mr Garry Finch SFM Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation:

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 28/12/2023

Standard consultations:

Printed: 21 December 2023 Expired: 14 January 2024

Neighbour notifications

Printed: 21 December 2023 Expired: 14 January 2024

Site notice

Posted: 28 December 2023 Expired: 19 January 2024

Press advert

Published: 9 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a large semi-detached property on Wilmslow Road. The property features a two-storey outrigger. The property is currently configured as 2no. flats: 1no 2 bedroom and 1no 4 bedrooms.

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: Not applicable.

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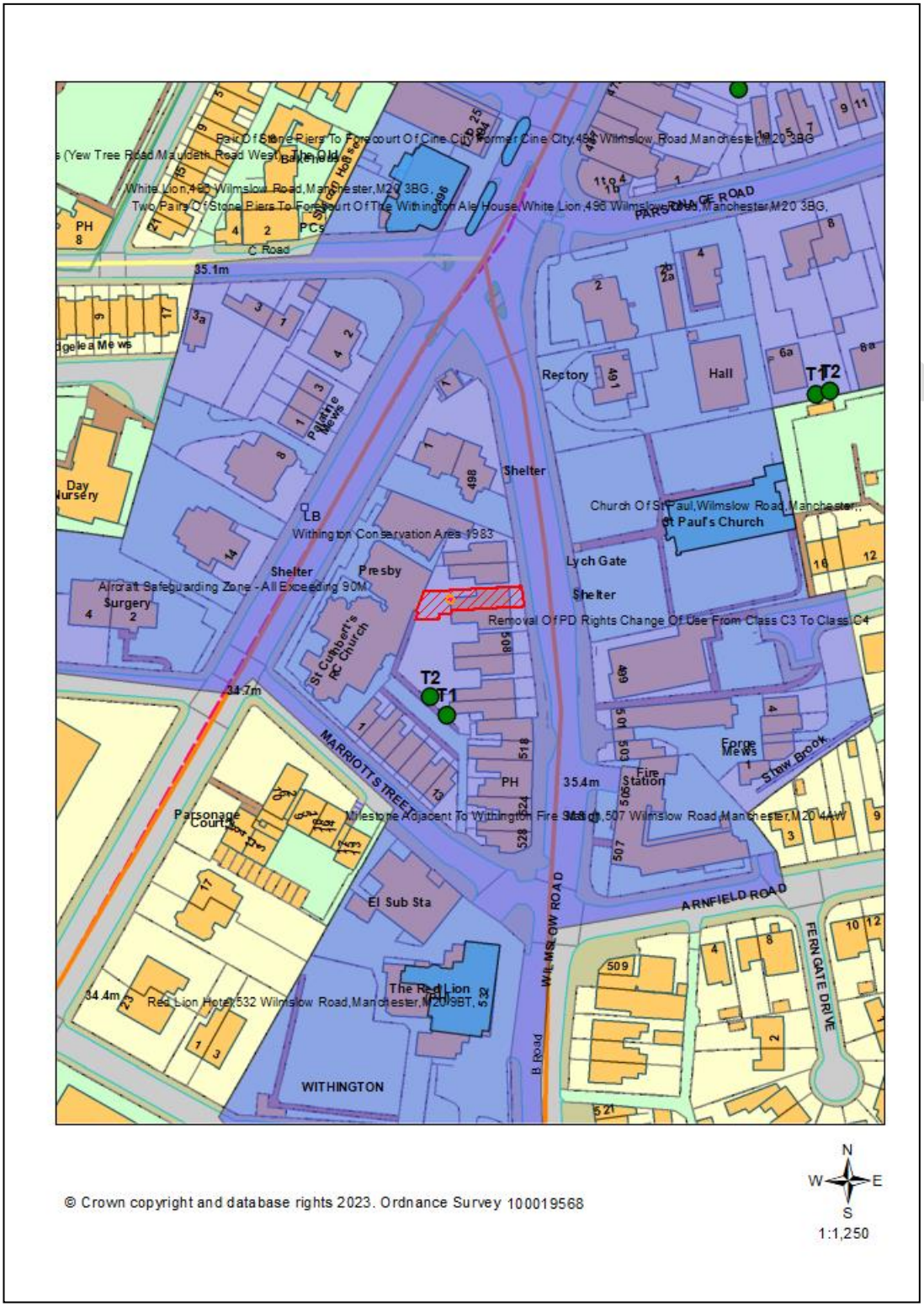
Description of area

The property is located in the mixed residential/commerical part of Manchester's Withington Ward. The site sits within the Withington Conservation Area and Opposite the Grade II listed Church of St Pauls. The site is close to the Withington District Centre.



Description of development

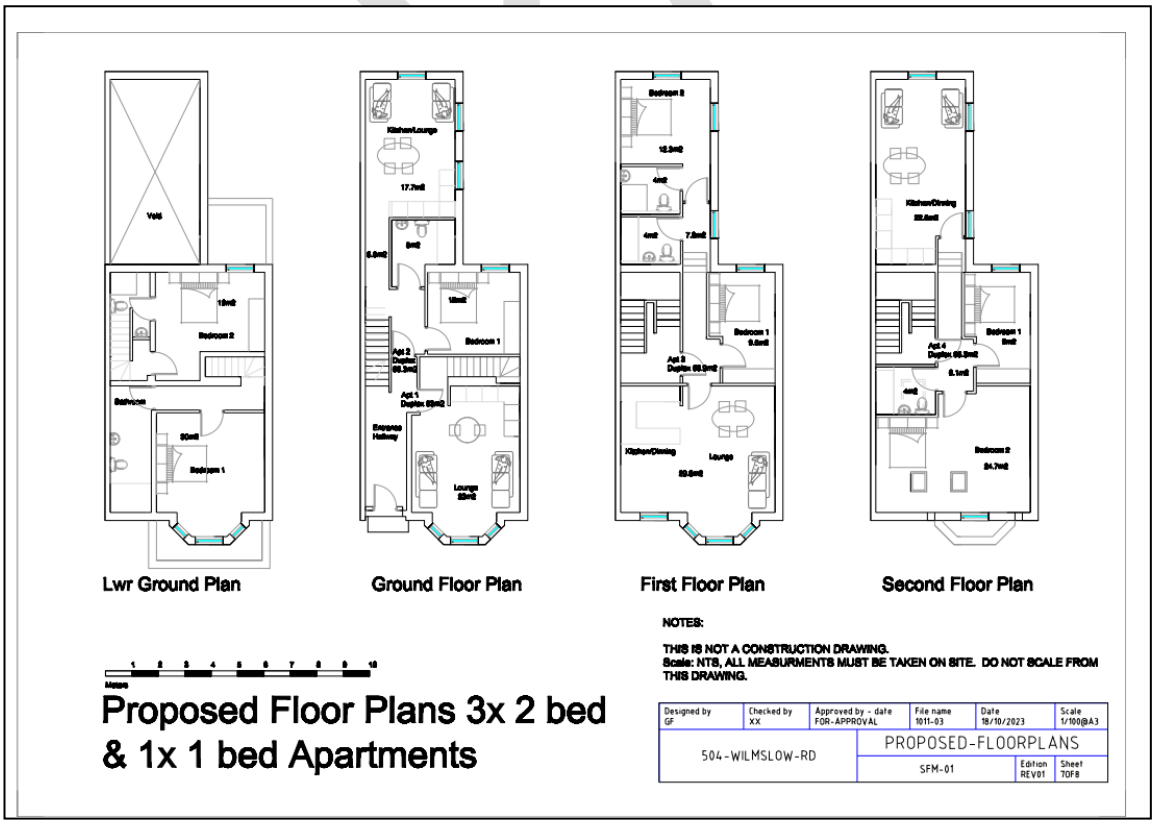
The applicant is proposing the reconfiguration of existing building to form 2no. additional residential apartments (4 in total) together with elevational alterations.

The proposal reconfigures the building creating 4no. apartments for market sale or rent, the recycling is to be moved to the rear of the property and with dusk to dawn lighting and video entry security and alarm systems. Amenity areas will be landscaped to rear of the property along with secure cycle storage.

The external alterations include the removal of the chimney stacks.

Accommodation schedule:

- Apartment 1 Ground and LWR Ground floor duplex 53m2 (1 bed)
- Apartment 2 Ground and LWR Ground floor duplex 66m2 (2 bed)
- Apartment 3 First floor 66.9m2 (2 bed)
- Apartment 4 Second floor 66.3m2 (2bed)



Planning History

135877/FO/2023

Description: Conversion of basement into two additional bedrooms for existing ground floor flat and creation of lightwells to the front and rear

Decision: Withdrawn 15/03/2023

115922/FO/2017

Description: Installation of 2 x no. roof lights to front elevation

Decision: Approved

113295/FH/2016

Description: Erection of dormer extension to the front elevation to provide additional living accommodation

Decision: Refused 28/09/2016

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

Comments

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

Comments

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Notifications

Local Residents

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

No one commented, objected, or gave their opinion on this application.

Residents Associations and Groups

As per Appendix 1, Withington Civic Society were notified of the proposal.

No one commented, objected, or gave their opinion on this application.

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No one commented, objected, or gave their opinion on this application.

Policies & Principle

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.

Local

- 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

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Plan. The plan determines how Manchester will grow and is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.

  - DM 1 - Development Management
  - SP 1 - Spatial Principles
  - H 1 – Overall Housing Provision
  - H 6 – South Manchester
  - EN 1 - Design Principles and Strategic Character Areas
  - EN 3 – Heritage
  - EN 16 - Air Quality
  - EN 19 – Waste
  - T 1 – Sustainable Transport
- 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.
  - DC7 - New Housing Development
  - DC18 - Conservation Areas
  - DC19 - Listed Buildings

Regional

- Places for Everyone Plan - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- The National Planning Policy Framework (The NPPF) - The Government released the NPPF on March 27, 2012, and updated it on September 5, 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
  - Section 4 – Decision-making
  - Section 5 – Delivering a sufficient supply of homes
  - Section 9 – Promoting sustainable transport
  - Section 12 – Achieving well-designed places

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- Section 16 - Conserving and enhancing the historic environment

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

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 main elevational change to the building is the removal of the chimney stacks to the gable end. Properties along this row of houses have had their chimney stacks removed so the removal would not be out of place and would be in keeping with the street scene.

Other external changes include the redevelopment of the rear amenity space to provide secure bin storages and 8no bicycle storage with secure access to the rear service road. This is a beneficial redevelopment to the rear land which is currently not utilised.

The internal changes reconfigure the layout to 4no apartments. This would double the number of apartments and increase the overall development by 1no bedroom.

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Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The minor external changes (removal of chimney stacks) are marginally visible from the street scene however have a minimal effect on the character of the area.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

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

The proposal adds 1no window in the front of the building. It doesn't affect privacy much because there are other windows to this elevation.

The proposal includes adding large glass doors at the back of the building. These doors face the St Ninians United Reform Church buildings. The design of the boundary and its distance help reduce privacy concerns.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal has no effect on road safety and traffic generation.

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Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Community safety and crime prevention.

The proposal adds xx

Greater Manchester Police were consulted on the proposal and had no comment.

The proposal is in accordance with this development management principle.

Design for Health

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

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Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the property.

The proposal eliminates a parking garage but keeps off-street parking in front of the property.

The proposal is in accordance with this development management principle.

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

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 does not sit within a Conservation Area or near a designated heritage asset.

The proposal is within the Whalley Range Conservation Area.

Whalley Range conservation area is situated approximately two miles south of Manchester city centre.

Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832.

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

Approx. 150m to the south of the property lies the Grade II* listed British Muslim Heritage Centre and Grade II listed entrance gates.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

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The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions and outbuildings.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Existing or proposed hazardous installations.

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Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

H 1 – Overall Housing Provision

This policy explains how housing will be provided in Manchester and sets targets for development. The goal is to increase high-quality housing in sustainable locations. This will address demographic needs and help economic growth.

We consider this proposal to accord with the principles of this policy.

H 6 – South Manchester

This policy outlines the strategy for housing provision in South Manchester in particular.

We consider this proposal to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Southern Character Area'.

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We consider this proposal to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city's districts and neighbourhoods.

The development is considered to accord with the aspirations of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

We consider this proposal to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

We consider this proposal to accord with the principles of this policy.

T 1 – Sustainable Transport

This policy outlines the key principles of creating a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC7 - New Housing Development

This policy seeks to ensure that that disabled people have access to new developments, so that they are not disadvantaged, and developments containing family homes are expected to be designed to be safe areas within which children can play.

We consider this proposal to accord with the principles of this policy.

DC18 - Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

We consider this proposal to accord with the principles of this policy.

DC19 - Listed Buildings

This policy outlines the key issues when considering the development proposals for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan

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.

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To date, five consultations have taken place in relation on the Plan. The Examination of 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 is 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 5 - Delivering a sufficient supply of homes

Section 5 of the NPPF outlines the need to deliver a sufficient supply of homes.

Section 9 - Promoting sustainable transport

Section 9 of the NPPF highlight the development management principles to promote sustainable transport

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment

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- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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.

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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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal 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. No significant problems have arisen during the consideration of this application.

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 plans

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

a. Drawing – Proposed, 25 Apr 2023, 0079_AL(05)011_P2, GROUND FLOOR PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 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 DM 1, SP 1 and EN 1 of the Core Strategy.

4. Additional glazing restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

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Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Withington Civic Society

St Cuthberts Presbytery, 5 Palatine Road, Manchester, M20 3LH
500 Wilmslow Road, Manchester, M20 4BT
506 Wilmslow Road, Manchester, M20 4BT
512 Wilmslow Road, Manchester, M20 4BT
Flat 2, 498 Wilmslow Road, Manchester, M20 4BT
Flat 4, 498 Wilmslow Road, Manchester, M20 4BT
Flat 5, 498 Wilmslow Road, Manchester, M20 4BT
Flat 4, 504 Wilmslow Road, Manchester, M20 4BT
Flat 1, 508 Wilmslow Road, Manchester, M20 4BT
Flat 3, 508 Wilmslow Road, Manchester, M20 4BT
Flat 5, 508 Wilmslow Road, Manchester, M20 4BT
Flat 2, 510 Wilmslow Road, Manchester, M20 4BT
Flat 4, 510 Wilmslow Road, Manchester, M20 4BT
Flat 6, 510 Wilmslow Road, Manchester, M20 4BT
Flat 1, 512 Wilmslow Road, Manchester, M20 4BT
Flat 2, 512 Wilmslow Road, Manchester, M20 4BT
Flat 3, 512 Wilmslow Road, Manchester, M20 4BT
Flat 4, 512 Wilmslow Road, Manchester, M20 4BT
Flat 5, 512 Wilmslow Road, Manchester, M20 4BT
Flat 1, 498 Wilmslow Road, Manchester, M20 4BT
Flat 3, 498 Wilmslow Road, Manchester, M20 4BT
502 Wilmslow Road, Manchester, M20 4BT
Flat 11, 499 Wilmslow Road, Manchester, M20 4AW
Flat 8, 499 Wilmslow Road, Manchester, M20 4AW
Flat 6, 499 Wilmslow Road, Manchester, M20 4AW

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Flat 3, 499 Wilmslow Road, Manchester, M20 4AW

11 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

9 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

7 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

Flat 8, 1 Palatine Road, Manchester, M20 3LH

Flat 5, 1 Palatine Road, Manchester, M20 3LH

Flat 2, 1 Palatine Road, Manchester, M20 3LH

Flat 1, 499 Wilmslow Road, Manchester, M20 4AW

Flat 6, 512 Wilmslow Road, Manchester, M20 4BT

Flat 5, 506 Wilmslow Road, Manchester, M20 4BT

Flat 4, 506 Wilmslow Road, Manchester, M20 4BT

Flat 2, 506 Wilmslow Road, Manchester, M20 4BT

The Forge, 501 Wilmslow Road, Manchester, M20 4AW

514 Wilmslow Road, Manchester, M20 4BT

499 Wilmslow Road, Manchester, M20 4AW

2 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

4 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

5 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

12 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

10 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

8 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

6 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

3 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

1 The Forge, 501 Wilmslow Road, Manchester, M20 4AW

Flat 12, 499 Wilmslow Road, Manchester, M20 4AW

Flat 10, 499 Wilmslow Road, Manchester, M20 4AW

Flat 9, 499 Wilmslow Road, Manchester, M20 4AW

Flat 7, 499 Wilmslow Road, Manchester, M20 4AW

Flat 5, 499 Wilmslow Road, Manchester, M20 4AW

Flat 4, 499 Wilmslow Road, Manchester, M20 4AW

Flat 2, 499 Wilmslow Road, Manchester, M20 4AW

1 Palatine Road, Manchester, M20 3LH

St Cuthberts RC Church, 3 Palatine Road, Manchester, M20 3LH

Flat 7, 1 Palatine Road, Manchester, M20 3LH

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Flat 6, 1 Palatine Road, Manchester, M20 3LH

Flat 4, 1 Palatine Road, Manchester, M20 3LH

Flat 3, 1 Palatine Road, Manchester, M20 3LH

Flat 1, 1 Palatine Road, Manchester, M20 3LH

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 - Withington Conservation Area 1983

Area Team Boundary - Name: SOUTH AREA

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