



**MANCHESTER**  
**CITY COUNCIL**

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 138202/FO/2023

**Date registered valid:** 27 September 2023

**Proposal:** Change of use of 1st and 2nd floors to form 2 no. self contained flats together with the installation of bicycle storage shed and waste bin storage

**Address:** 99 Princess Road, Manchester, M14 4TH

**Ward(s):** Moss Side Ward

**Applicant:** Sutvinda Singh

**Agent (if any):** Miss Rebecca Parnell, Extension Plans UK

**Case officer:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 05/03/2024

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Dwellings

**Date of site visit:** 02/11/2023

### Standard consultations:

Printed: 19 October 2023 Expired: 9 November 2023

### Neighbour notifications

Printed: 19 October 2023 Expired: 9 November 2023

### 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 is in relation to a three-storey mid terrace property, with full height outrigger on Princess Road. The property features a commercial premises to the ground floor with a two-floor office space above (Class B1). The upper floors feature street access on the main frontage.

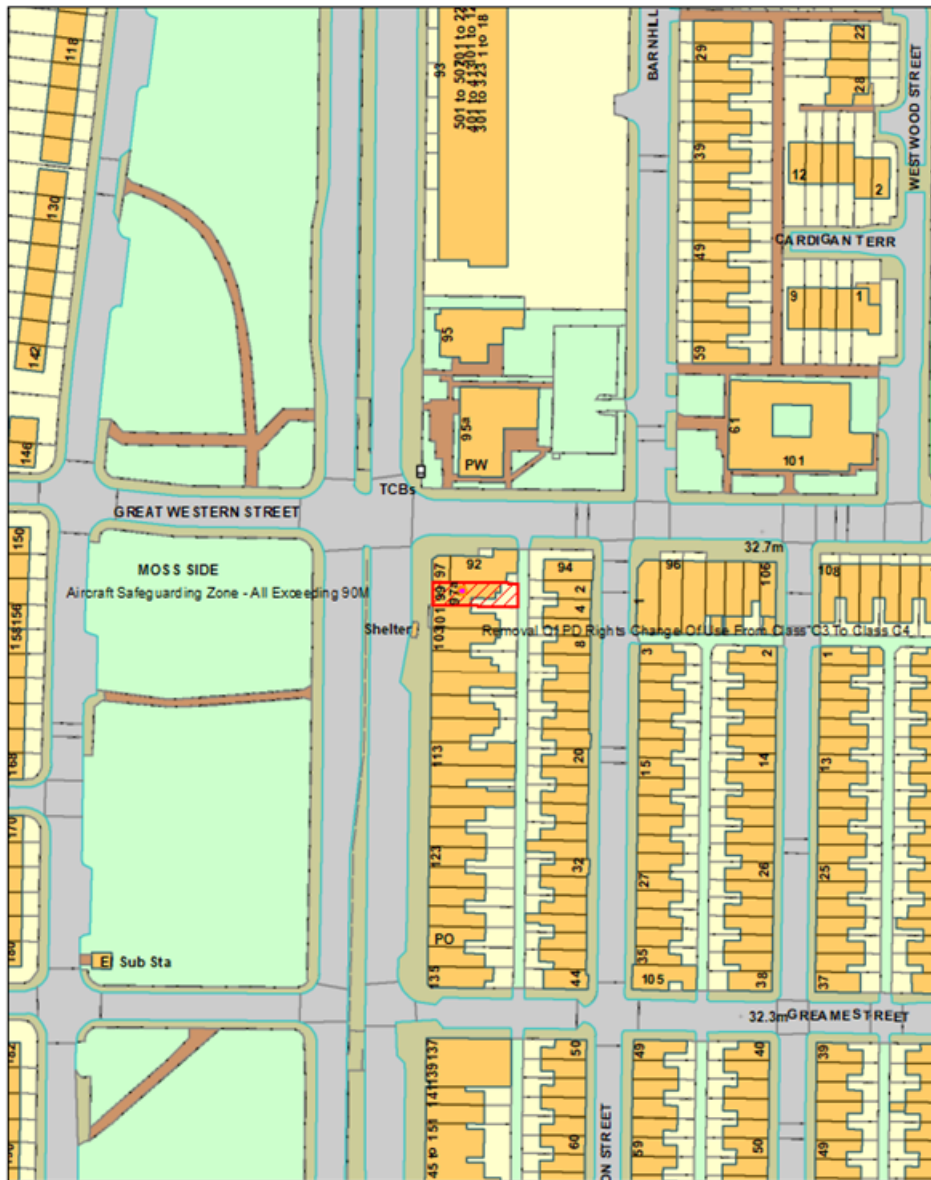
**Listed building:** Not applicable

**Conservation area:** Not applicable

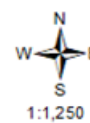
**Tree Preservation Order:** Not applicable

## Description of area

The property is located in a mostly residential part of the Moss Side ward of Manchester. The property sits in a row of terraces with ground floor commercial fronting Princess Road.



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## Description of development

The applicant is proposing the change of use of 1st and 2nd floors to form 2 no. self-contained flats together with the installation of bicycle storage shed and waste bin storage.

### *1<sup>st</sup> Floor – 1 bed flat*

The proposal creates a 1 bed flat to the first floor of the property.

#### GROSS INTERNAL AREAS

Living Room. 13.82 m<sup>2</sup>

Bathroom. 3.21 m<sup>2</sup>

Storage.  $0.39 + 0.33 + 0.40 + 0.30 + 0.35 = 1.77$  m<sup>2</sup>

Hall. 2.38 m<sup>2</sup>

Bedroom. 11.52 m<sup>2</sup>

Kitchen/Dining R. 22.89 m<sup>2</sup>

TOTAL. 55.59 m<sup>2</sup>

### *2<sup>nd</sup> Floor – 2 bed flat*

The proposal creates a 2 bed flat to the first floor of the property.

#### FLAT B (2b3p)

#### GROSS INTERNAL AREAS

Bathroom. 4.46 m<sup>2</sup>

Storage =  $1.40 + 0.63 = 2.03$  m<sup>2</sup>

Stairwell. 7.29 m<sup>2</sup>

Bedroom1. 12.09 m<sup>2</sup>

Bedroom2. 9.37 m<sup>2</sup>

Kitchen/Dining/Living Area. 26.62 m<sup>2</sup>

TOTAL. 61.86 m<sup>2</sup>

### *Installation of bicycle storage shed and waste bin storage*

The proposal adds 2no 2300x1350mm bin stores and 1no 1800mmx1600mm bicycle store

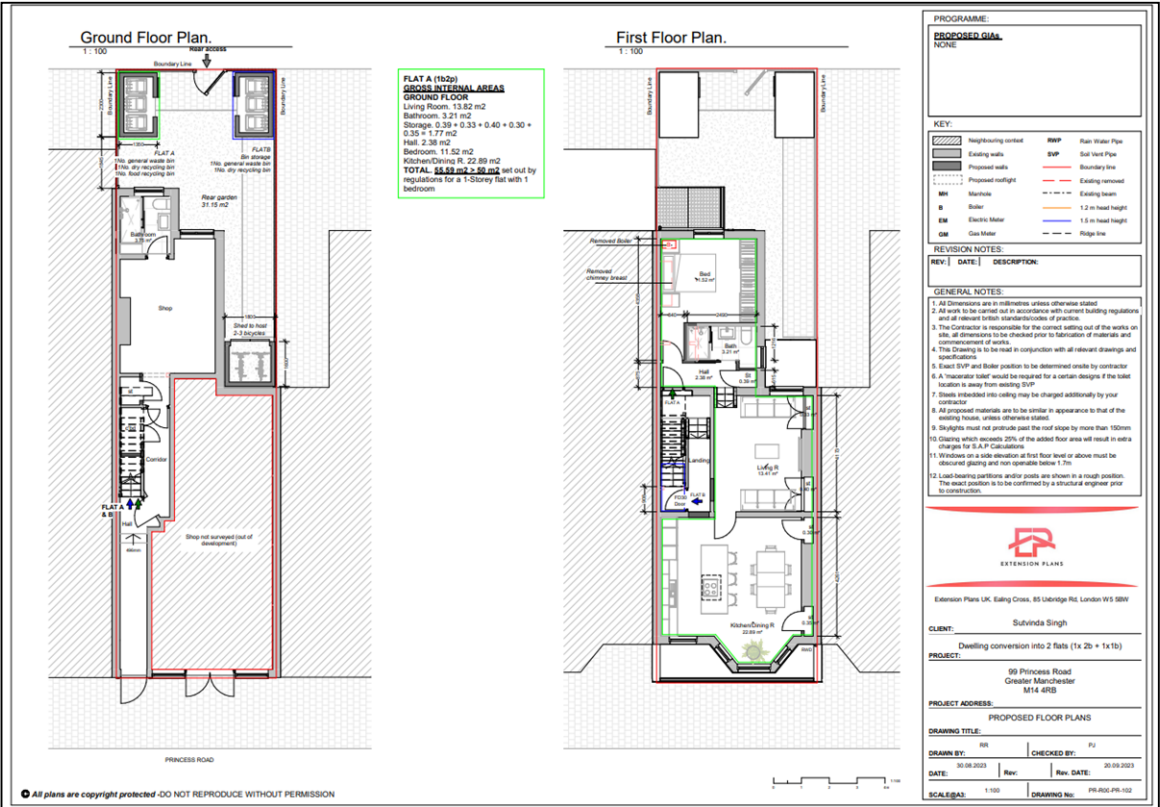


Figure 1. Proposed Ground and First Floor plan

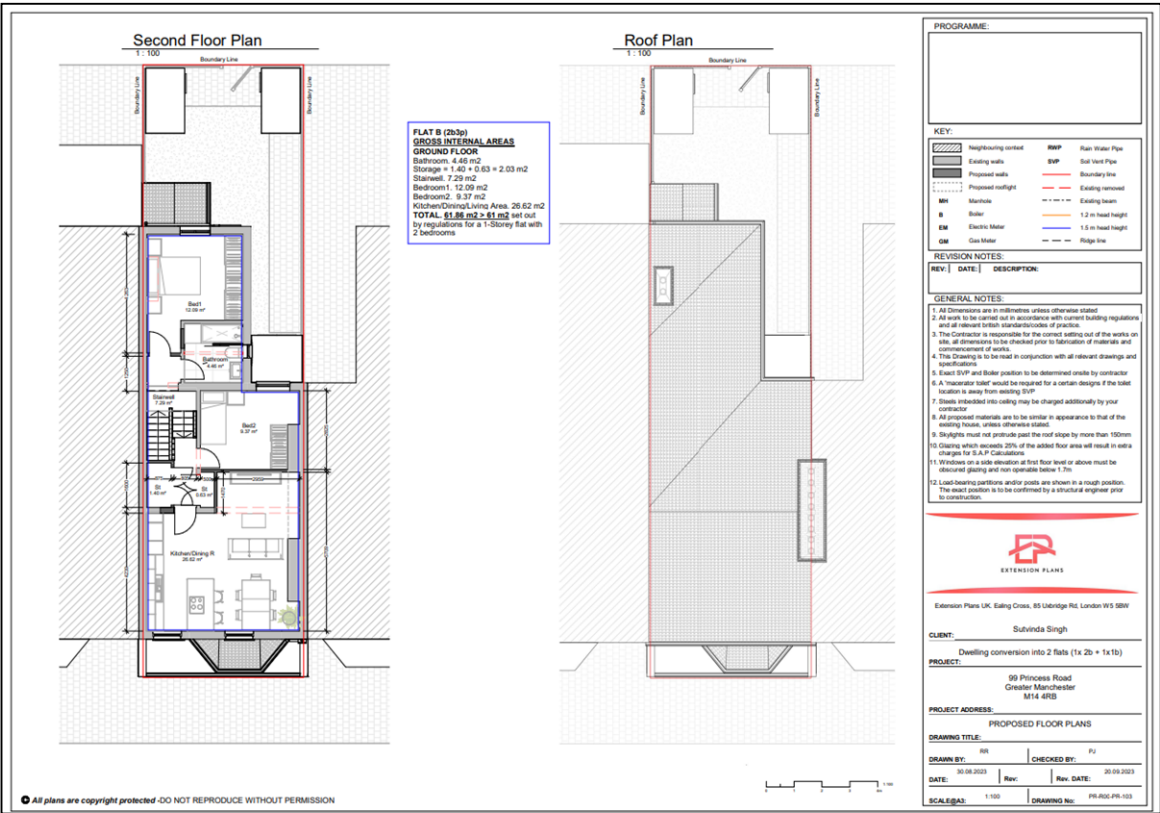


Figure 2. Second floor and roof plan

## Planning History

### **110597/FO/2015/S1**

Description: Retrospective application for retention of automated teller machine (ATM) to front elevation

Decision: Approved 07/01/2016

### **110598/AO/2015/S1**

Description: Installation of internally illuminated collar sign to automated teller machine (ATM)

Decision: Approved 07/01/2016

### **088188/FU/2008/S1**

Description: Change of use of first and second floors from residential (C3) to offices B1

Decision: 19/03/2009

### **044860/FU/CENTL1/93**

Description: Change of use from a vacant shop with living accommodation to offices and training rooms with single storey extension at rear to form mess room

Decision: 18/02/1994

### **22881**

Description: Conversion of living accommodation above shop into three self-contained flats

Decision: Approved 13/11/1984

## Consultations & Notification Responses

### **Consultations**

#### *Manchester City Council Highways Services*

Manchester City Council Highways Service were consulted on this application. They had no objection the proposal barring an issue on access for waste.

*Based on the submitted plans, it appears that residents would have to carry their waste from their property to the rear garden which would require them to walk around the building (and adjacent properties) to access their bins, approximately 50 metres.*

*Safe and convenient connections should be provided from the flats to the bin store. Therefore, further details are requested on the proposed pedestrian route to/from the bin storage to the residential flats.*

### *Manchester City Council Environmental Health*

Manchester City Council Environmental Health were consulted on this application. They had no objection to the proposal subject to a number of conditions including a noise report to be submitted.

## **Notifications**

### *Local Residents*

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

## **Negotiations**

Issues have arisen in the consultation phase.

Officers asked the applicant to create rear access to the proposed cycle storage and bin store for access within the curtilage of the site.

Officers and the applicant negotiated a scheme which met this principle.

## **Updated proposed development.**

The updated scheme adds a new rear access at ground floor level.

The applicant also submitted a noise report for consideration.

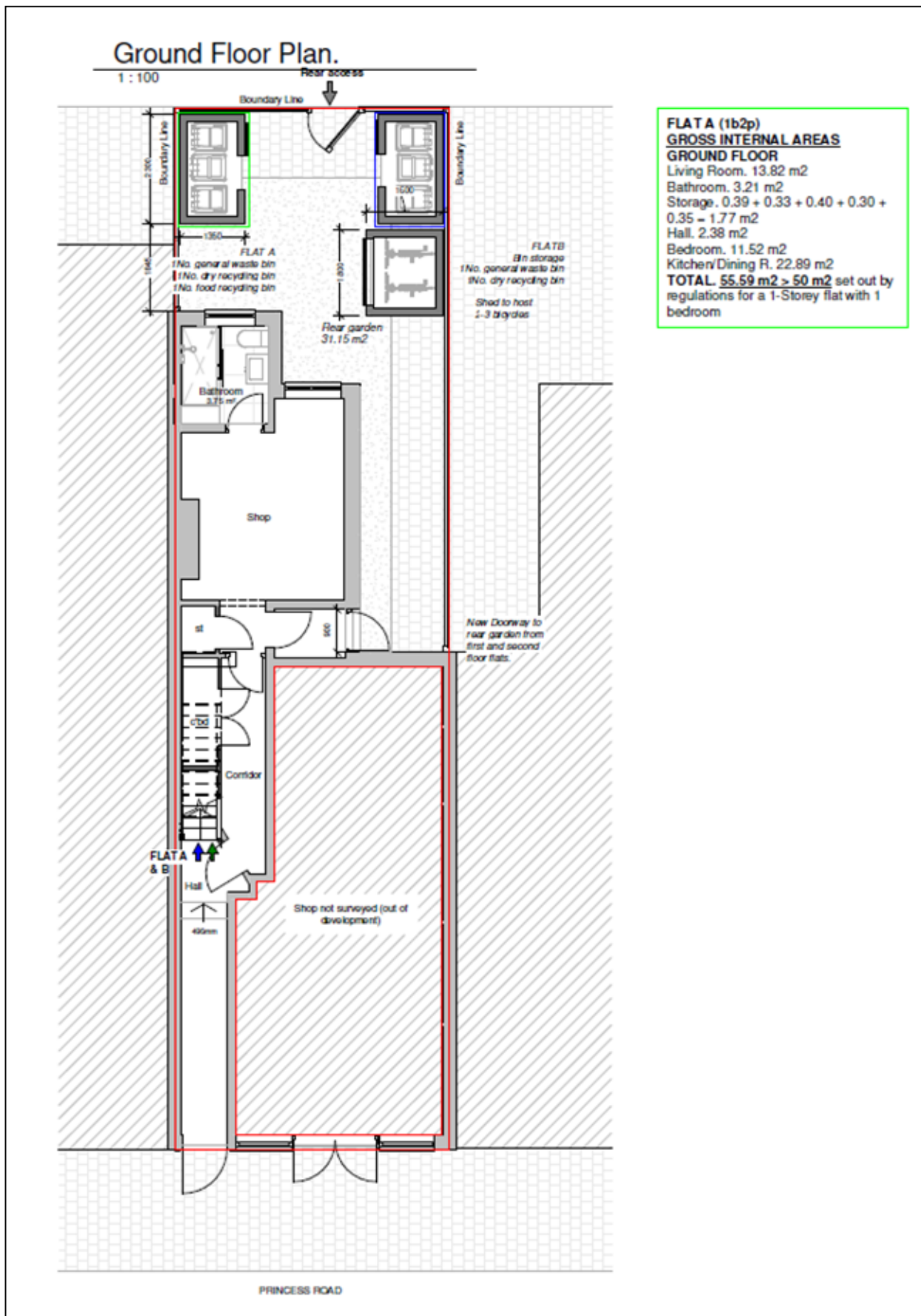


Figure 3. Updated ground floor plan.

## Policies & Principle

### Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
  - DM 1 - Development Management
  - SP 1 - Spatial Principles
    - H 1 – Overall Housing Provision
  - H 5 – Central Manchester
  - EN 1 - Design Principles and Strategic Character Areas
  - EN 19 - Waste
- [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.
- [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 are still considered relevant to this proposal.
  - DC7 - New Housing Development
  - DC26 - Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:

- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places

## **Principle of development**

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.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

## **The Manchester Core Strategy Development Plan (2012-2027)**

The proposal has been assessed against the following policies of the Core Strategy:

### **DM 1 – Development Management**

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

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

The applicant is seeking the change of use of 1st and 2nd floors to form 2 no. self-contained flats together with the installation of bicycle storage shed and waste bin storage.

The proposed development has minor changes to the elevations. A rear door is to be inserted at ground floor level for access.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

*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 proposal is not visible from the street scene and therefore has no effect on the character of the street.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

The proposal is considered acceptable and detailed as what is normally expected of such a proposal.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance 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 is expected to have a negligible effect on privacy.

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

The proposal in of itself has a minimal effect on local noise levels. A condition has been added for a mechanical ventilation system for comfort ventilation to ensure noise levels don't increase when opening a window to Princess Road for adequate ventilation.

It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has minimal effect on road safety and traffic generation with trip generation no more than the existing use.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

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

The proposal alters the existing access to the premises but does not create an unnecessary barrier to access and egress.

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

*Community safety and crime prevention.*

The proposal creates a new rear access to the rear yard ensuring that residents have access to a secure amenity space without leaving the curtilage of the site.

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

*Adequacy of internal accommodation and external amenity space.*

The proposal has no effect on the balance of internal accommodation and external space and is therefore in accordance with this development management principle.

*Refuse storage and collection.*

A new bin store is proposed to the rear yard with internal access from ground floor level.

It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

*Vehicular access and car parking*

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

*Effects relating to biodiversity, landscape, archaeological or built heritage*

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

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

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 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 does not sit in a flood risk area and therefore no flood statement or assessment was required.

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.

**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'.

This proposal is considered to accord with the principles of this policy.

## **H 1 – Overall Housing Provision**

This policy outlines the overall strategy for housing provision in Manchester and development targets to achieve the strategic objective to provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

This proposal is considered to accord with the principles of this policy.

## **H 6 – Central Manchester**

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

This proposal is considered to accord with the principles of this policy.

## **EN 1 – Design Principles and Strategic Character Areas**

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

This proposal sits within the 'Central Character Area'.

This proposal is considered 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.

A new bin store is proposed to the rear yard with internal access from ground floor level.

The proposal is considered to accord with the principles of this policy.

## **Extant Unitary Development Plan (UDP)**

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant 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.

This proposal is considered to accord with the principles of this policy.

### **DC26 - Development and Noise**

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

This proposal is considered 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.

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 sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

### **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 12 - Achieving well-designed places

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

This proposal is considered to accord with the principles of these policies.

## 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](#)
- [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 \(2007\)](#)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

## **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.

## **Conclusion**

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or

the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords 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. The proposal was assessed 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. Some problems have arisen during the consideration of this application however have been adequately addressed.

## **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 - Location Plan | 27 Sep 2023 |        | THE LOCATION PLAN |
| b. | Drawing - Existing      | 27 Sep 2023 | EX-002 | FLOOR PLANS       |
| c. | Drawing - Existing      | 27 Sep 2023 | EX-003 | FLOOR PLANS       |
| d. | Drawing - Existing      | 27 Sep 2023 | EX-004 | ELEVATION         |
| e. | Drawing - Existing      | 27 Sep 2023 | EX-005 | ELEVATION         |
| f. | Drawing - Existing      | 27 Sep 2023 | EX-006 | ELEVATIONS        |

|                                                                 |             |              |                    |
|-----------------------------------------------------------------|-------------|--------------|--------------------|
| g. Drawing - Proposed                                           | 27 Sep 2023 | PR-102       | FLOOR PLANS        |
| h. Drawing - Proposed                                           | 27 Sep 2023 | PR-103       | FLOOR PLANS        |
| i. Drawing - Proposed                                           | 27 Sep 2023 | PR-104       | ELEVATION          |
| j. Drawing - Proposed                                           | 27 Sep 2023 | PR-105       | ELEVATION          |
| k. Drawing - Proposed                                           | 27 Sep 2023 | PR-106       | ELEVATIONS         |
| l. Drawing - Proposed                                           | 27 Sep 2023 | PR-107       | SECTIONS           |
| m. Supporting Information                                       | 27 Sep 2023 |              | PLANNING STATEMENT |
| n. Supporting Information                                       | 26 Jan 2024 | 27785.NIA.01 | Noise Report       |
| o. Supporting Information                                       | 30 Jan 2024 |              |                    |
| GD04_Waste_Storage_and_Collection_Guidance_for_New_Developments |             |              |                    |
| _v7_Sept_2023___Appendix_E_Proforma (1) (003) Waste Proforma.   |             |              |                    |

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.

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.

## 5. Noise Report

Prior to first occupation of the residential units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall:

- a. Confirm a mechanical extract system for comfort ventilation is in place and functioning.
- b. With the above in place and operational, undertake post completion testing to confirm that the internal noise criteria have been met.
- c. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating. Pursuant to DM 1, EN 1 and SP 1 of the Core Strategy and DC26 of the UDP.

## 6. Refuse/Waste

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. For the avoidance of doubt this is to include the bin store as shown on the specified plans.

Reason - In the interests of amenity and public health pursuant to policies DM 1, SP 1, EN 1 and EN 19 of the Core Strategy.

## 7. Class C3(a) restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that

Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family within each separate dwelling.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services

Environmental Health

92 Great Western Street, Manchester, M14 4RA

97A Princess Road, Manchester, M14 4TH

95A Princess Road, Manchester, M14 4TH

101 Princess Road, Manchester, M14 4RB

2 Hartington Street, Manchester, M14 4RW

4 Hartington Street, Manchester, M14 4RW

94 Great Western Street, Manchester, M14 4RA

6 Hartington Street, Manchester, M14 4RW

97 Princess Road, Manchester, M14 4TH

## **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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA