

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136980/FO/2023

Date registered valid: 2 June 2023

Proposal: Conversion of existing residential care home to 10 no. apartments (Class C3) together with associated elevational alterations and cycle storage

Address: 69 Crumpsall Lane, Manchester, M8 5SR

Ward(s): Crumpsall Ward

Applicant: Mr Gupta

Agent (if any): Mr Grant Erskine, Grant Erskine Architects

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 July 2023

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 16 June 2023

Standard consultations:

Printed: 7 June 2023 Expired: 28 June 2023

Neighbour notifications

Printed: 7 June 2023 Expired: 28 June 2023

Site notice

Posted: 16 June 2023 Expired:

Press advert

Published: 13 June 2023 Expired: 27 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, traditional, 3 storey (including roof-space), Victorian semi-detached property, which incorporates a substantial, part single, part two storey extension to the side and rear.

The building which is presently in use as a 19 bedroom residential care home (Class C2) is situated at the corner of Crumpsall Lane and the residential cul-de-sac of Ansleigh Avenue.



View from Crumpsall Lane

The building incorporates an area of hardstanding at the front for use as a car park and a communal garden area to the rear.

The property is enclosed by a low-level brick wall to the front, a combination of tree planting, hedge and timber fencing to the side and a brick wall to the rear. The site perimeter to the frontage is softened by a strip of lawn and tree planting.

Vehicular access is gained via a set of gates posts serving a driveway off Crumpsall Lane.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is situated in an area predominantly residential in character, largely containing a mixture two and three storey properties of various architectural styles.

A short distance to the east is a small, commercial parade and The Cleveland public house. Similarly, a short distance to the west is a further small parade of local shops, with a freestanding convenience store.

Opposite the site, to the other side of Crumpsall Lane, is Crumpsall Metrolink station.

Description of development

Planning permission is sought to convert the existing residential care home into 10 self-contained apartments (Class C3), comprising 4 x 1 bedroom and 6 x 2 bedroom units.

To the front, it is proposed to retain and demarcate an existing communal parking area for 6 spaces, which are to be fitted with EV charging points.



Proposed site layout

Minimal external alterations to the building are proposed. These include the blocking up of a ground floor window and door, the insertion of a new door, the addition of 2 rooflights and the replacement of existing timber windows with new double glazed, UPVC windows in order to achieve the relevant EPC rating for new homes.

A shared bin storage is proposed to the side of the property in the existing location, along with a secure, weatherproof cycle storage area.

To the rear, 3 of the apartments would have a private courtyard area, with the remaining apartments sharing a communal lawn area.

Consultations & Notification Responses

Local Residents/Occupiers – 7 representations received. Comments are summarised below:

- It is questioned whether any further parking spaces are proposed.
- Concern is expressed that apartments would create anti-social behaviour and would lead to access difficulties and overlooking.
- The proposal would lead to noise pollution and anti-social behaviour.
- Parking in the area is at full capacity. Insufficient offsite parking is provided.
- It is questioned what would happen to the residents of the existing care home and what type of person would move into the proposed apartments.
- The proposal would result in noise and parking problems in the immediate area.

Highway Services - The development is converting an existing 19 bed care home into 10 apartments. In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected

The site is well accessed by sustainable modes. Regular bus services are routed along Crumpsall Lane and provides connections to Middleton, Gatley and Sale. The closest Metrolink facility is located at Crumpsall and provides connections to Bury, Piccadilly and Altrincham

There are 6 car parking spaces located within the site's curtilage and these will remain, thus equating to a provision of 60%. Considering the site's location to sustainable transport options and 100% cycle provision Highways are satisfied with the proposed parking provision.

Vehicular access to the site is gained from Crumpsall Lane. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access

All 6 of the parking spaces will have EV Charging, which is welcomed and considered acceptable.

The cycle parking arrangement is considered acceptable.

A refuse storage area is noted within the site at the eastern extent of the site. Plans suggest that a waste vehicle will reverse into the site and egress in forward gear. Highways requests the further information is provided on whether the waste collection will be via private or council contract and that a swept path analysis is submitted.

Environmental Health – Conditions are requested in relation to construction house, acoustic insulation, external equipment, electric vehicle charging and waste management.

Planning History

047742/FO/NORTH1/95

Conversion from nursing home to eleven self-contained flats. *Approved 4 July 1995.*

041159 (67 and 69 Crumpsall Lane)

Change of use of no.67 from dwellinghouse to Nursing Home for the Elderly and dormer extensions to no.67 and 69. *Approved 16 July 1992.*

032955

Two storey side and rear extensions and change of use from dwelling house to a 24 bedroom nursing home. *Approved 19 January 1989.*

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC5 and DC26 of the UDP;
- Policies DM1, H1, H2 H3, T2, EN16, EN19 and SP1 of the Core Strategy;
- Residential Quality Guidance;
- National Planning Policy Framework (NPPF).

Issues

Principle

It is considered that the redevelopment of this site for residential purposes is acceptable and in keeping with surrounding uses and townscape.

The proposed apartments would add to the diversity of housing stock in the area.

The proposal is also considered to be in accordance with the Core Strategy policies H1 and H3, which outline that North Manchester will accommodate new residential development, with priority being given to family housing and other high value, high quality development where this can be sustained. The use of this vacant site is therefore welcomed and will have a positive impact on the street-scene and character of this area.

Use

The proposed residential accommodation comprises 10 apartments (Class C3), comprising 4 x 1 bedroom and 6 x 2 bedroom units.

The apartments range from 37 sqm to 67 sqm in area, with all apartments meeting the Council's internal space standards and given the context of the existing building, the development is of an appropriate density in this location.

Design, Scale and Appearance

As the existing building is to be retained and converted, the proposed development would have no impact on the building's scale and height. is proposed. A condition has been included to

ensure the materials to be used external changes are of an acceptable appearance, in character with existing materials.

Landscaping and Boundary Treatment

The site currently comprises areas of hard surfacing and communal lawn area to the rear with perimeter planting.

Due to the site constraints, there is limited scope for further landscaping. The submitted drawings indicate the communal area of lawn to be retained and the creation of private courtyards for 3 of the proposed units. A condition has been included which requires further details of the soft/hard landscaping to be agreed.

The existing boundary treatment is to be retained.

Residential Amenity

Given the site's former use as a nursing home, a residential use would not present too dissimilar an impact.

The level of car parking is the same as existing and it is not anticipated that there would be a significant increase in the level of vehicular trips or levels of activity created by the proposed use than is presently the case.

In term of any overlooking or loss of privacy, as a consequence of window positioning, the existing windows positions would largely remain as existing and therefore the current relationship with neighbouring properties, including the position of habitable windows would be maintained. In light of the existing context, it is not considered that any harmful impacts would result.

Impact to the Highway

The site is considered suitably accessible by public transport and lies immediately opposite Crumpsall Metrolink station. The site includes adequate opportunities for walking and cycling to local amenities and services and includes 100% cycle storage provision.

In terms of parking, 6 on-site parking spaces are being provided for the 10 apartments. This equates to 60% provision. Highways consider this amount to be acceptable when balanced against the accessible nature of the site and travel opportunities afforded by non-car modes of transport.

The level of car parking mirrors existing provision and it is not anticipated that there would be a significant increase in the level of vehicular trips or levels of activity created by the proposed use when compared to the 19 bedroom care home and associated vehicular movements and demand created by visitors and staff. As such, it is not believed that there would be any significant or detrimental impact to the operation of the highway as a result of the proposed use.

Vehicular access to the proposed development would be maintained as existing from Crumpsall Lane. There is therefore no difference to access arrangements.

The proposed use is considered unlikely to generate a significant increase in the level of vehicular trips which would impact unduly on network capacity.

Waste Management

The application has been accompanied by a waste management strategy which indicates an acceptable bin storage area to the side of the building in the same position as existing.

Environmental Health have requested further details in terms of management arrangements. A suitable condition has been included.

Construction Management

To make sure construction and/or fit-out of the building is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included which requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Climate Change

Given the existing context of the site adjacent to a busy road, coupled with the authorised use of the premises as a care home, there is unlikely to be a significant uplift in vehicular emissions or impact to air quality which would affect climate change to a noticeable degree as consequence of the proposed development.

Vehicular movements are likely to be modest and comparable with the existing use. Whilst it is acknowledged that there will be some localised impact upon air quality during fit out works, this will be short lived and through appropriate mitigation via the submission and agreement of a Construction Management Plan, any impact upon local air quality can be managed and minimised.

To off-set any further impact, all existing car park spaces to include electric vehicle charging points.

On this basis, it is not believed that the impact to air quality or climate change should form a barrier to development.

Affordable Housing

Policy H8 of the Core Strategy requires that consideration be given to the provision of affordable housing within all new residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed for development to contribute to the City-wide target for 20% of new housing provision to be affordable.

In this case, as the number of units falls below the relevant threshold, no affordable units are required.

Other Matters

A concern is raised by a neighbouring resident as to what would happen to existing care home residents and what type of person would occupy the proposed flats. These matters are not matters that the Local Planning Authority has any control in this instance.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

Drawing referenced 20 (A002) Rev A, received by the City Council as Local Planning Authority on 6 June 2023.

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

3) The materials to be used on the external surfaces of the building, as a consequence of elevational alterations, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used for the elevational alterations, pursuant to policy DM1 of the Manchester Core Strategy.

4) Prior to the commencement of works, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The car parking area indicated on drawing referenced 20 (A002) Rev A, received by the City Council as Local Planning Authority on 6 June 2023 shall be demarcated and made available for use, prior to any of the apartments hereby approved being occupied. The parking shall be available for use at all times whilst the building is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) Notwithstanding details submitted, prior to the first occupation of the apartments hereby approved, full details of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the building.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

7) Notwithstanding details submitted full details of secure, weatherproof enclosures to the bicycle storage areas indicated on drawing referenced 20 (A002) Rev A, received by the City Council as Local Planning Authority on 6 June 2023, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The cycle storage area shall be implemented in full and made available for use prior to any of the apartments hereby approved being occupied. The approved scheme shall remain available for use whilst the building is occupied and retained thereafter.

Reason - To ensure there is adequate bicycle parking provision and to encourage travel by non-car modes. pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

8) Notwithstanding details submitted, the apartments hereby approved shall not be occupied until a hard and soft landscaping treatment scheme (including details of the courtyard areas)

has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

9) Notwithstanding details submitted, none of the apartments hereby approved shall be occupied until an updated scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. 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. No bins shall be stored outside the curtilage of the development other than on the day of collection.

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

*Details are required regarding management of bins and responsibility for their movement.

10) The development hereby approved shall be fully implemented in accordance with the boundary treatment shown on drawing referenced 20 (A002) Rev A, received by the City Council as Local Planning Authority on 6 June 2023. The boundary treatment shall be completed or reinstated in accordance with the agreed details before the development hereby approved is occupied and shall thereafter be retained.

Reason - In the interests of security and visual amenity, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

11) The development hereby approved shall include a lighting scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted to and approved in writing by City Council as Local Planning authority prior to commencement of any lighting works. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

12) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) a) The building hereby approved shall be acoustically insulated and treated to limit noise transfer and noise break in/break out, in accordance with a noise study of the building and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the apartments are occupied.

b) Prior to occupation of the apartments hereby approved a verification report will be required 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 also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of prospective occupiers and nearby residential properties from undue noise disturbance, pursuant to saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

14) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

15) 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) none of the apartments hereby approved 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 2020, 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).

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.

16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2020 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) 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 2020, 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels or short-term lets do not commence without prior approval; 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
MCC Supported Housing Monitoring Group

58 Crumpsall Lane, Manchester, M8 5SG
56 Crumpsall Lane, Manchester, M8 5SG
71 Crumpsall Lane, Manchester, M8 5SR
7 Ansleigh Avenue, Manchester, M8 5SU
6 Ansleigh Avenue, Manchester, M8 5SU
1 Ansleigh Avenue, Manchester, M8 5SU
10 Ansleigh Avenue, Manchester, M8 5SU
4 Ansleigh Avenue, Manchester, M8 5SU
52 Crumpsall Lane, Manchester, M8 5SG
11 Ansleigh Avenue, Manchester, M8 5SU
8 Ansleigh Avenue, Manchester, M8 5SU
5 Ansleigh Avenue, Manchester, M8 5SU
3 Ansleigh Avenue, Manchester, M8 5SU
2 Ansleigh Avenue, Manchester, M8 5SU
54 Crumpsall Lane, Manchester, M8 5SG

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
Area Team Boundary - Name: NORTH AREA