

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135849/FO/2022

Date registered valid: 23 December 2022

Proposal: Conversion of basement including the enlargement of lightwell to the front, together with the installation of 2 no. rear roof dormers and rooflights and elevational alterations (including rear stairs) associated with the change of use of the property into a single dwellinghouse (C3)

Address: 19 Cranbourne Road, Manchester, M21 8AP

Ward(s): Chorlton Park Ward

Applicant: Jonathan Pickles Croft and Pickles Property Limited

Agent (if any): John Wood John Wood Architect Limited

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 9 Feb 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2023 Expired: 3 February 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

Listed building: Not applicable

Conservation area: NO

Tree Preservation Order: NO

The application site is a 3 storey plus basement, Victorian mid-terraced property sub-divided into 6no. 1-bedroom flats and situated on the south side of Cranbourne Road in the Chorlton Park ward. The property is of buff header bond and orange garden bond brickwork with a canted bay window at ground floor and recessed porch. It is sited on a rectangular plot with a lawn at the rear that overlooks an area of incidental land adjacent to a service road. Parking is on street in this location.

Description of area

The surrounding area is residential and within the southern fringe of the Chorlton District Centre. Two other houses in the terrace are of the same type (Nos.15 and 17 to the left) whilst No.21 to the right stands forward of the other three dwellings. Further east along the street is a converted and extended terrace of 6no. houses to provide 18no. flats.

Description of development

Conversion of basement including the enlargement of lightwell to the front, together with the installation of 2 no. rear roof dormers and rooflights and elevational alterations (including rear stairs) associated with the change of use of the property into a single dwellinghouse (C3)

Site History

The site has previously formed part of an application to convert and extend Nos.17 and 19 Cranbourne Road to create 2 additional flats (8no. in total) under application Ref:

125220/FO/2019 with No.15 being refurbished to provide family housing. The application was refused on the grounds of inadequate parking, intensification of use and noise nuisance from car parking at the rear but was subsequently allowed on appeal.

134323/FO/2022 Enlargement of basement including insertion of lightwell and access steps to the front and rear, together with the installation of 2 no. rear roof dormers and rooflight to front in association with the change of use of the property into a single dwellinghouse (C3)

The application is a resubmission of a scheme previously approved under the following reference number: 134323/FO/2022. Changes to the proposals as outlined as below:

- Removal of basement underpinning generally and conversion of rear chamber.
- Removal of rear lightwell and reduction in size of front lightwell, removal of railing associated with both.
- Introduction of raised steps to back door and French doors.
- Position of back door amended to suit existing brick arch.
- Smallest room on first floor changed from ensuite to study.
- Top floor master ensuite omitted and reinstated as landing space, rooflight reduced in size.
- Small window under eaves on top floor blocked

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

POLICIES

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The proposals would create new family housing in a sustainable location that is in accordance with the up-to-date Core Strategy Development Plan Document and therefore accords with the main principles and expectations of the revised National Planning Policy Framework.

Manchester Core Strategy

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be

decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposal is considered to accord with Core Strategy policy H6, SP1 and DM1.

Policy H6 - Housing

States that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing. The proposal meets this policy test for family housing in a sustainable location.

Policy SP1 - Spatial Principles

This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community and protecting and enhancing the built and natural environment.

Policy DM1 - Development Management

This policy seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities by contributing to neighbourhoods of choice.

Principle

The property was originally built as a dwelling house and there is no planning history for its conversion to flats. As the original purpose of the property was residential for single family occupancy which characterises the surrounding area, the principle of the change of use is acceptable. Family housing in the South Manchester area and around District Centres is encouraged in Core Strategy policy H6. The proposal therefore meets this policy.

The matters which require consideration are the visual impacts of the insertion of lightwells and the new window and door arrangement and whether there will be any implications for residential amenity.

Visual Amenity

The proposal incorporates lightwells with stepped access down to the basement on the front and rear. At the front, this enables the ingress of light and ventilation as well as a fire escape route from a basement kitchen and dining room. Lightwells will be formed of retaining walls with a white rendered and stone capped finish. This will give a neat finish to the front elevation that will contrast well with the Victorian elevations. A small rooflight is also proposed on each of the front and rear elevations. The works will upgrade the appearance of the dwelling and the installations of additional windows at roof level will have limited visibility in any case due to the height of the building. Other works to the front elevation, to repoint the brickwork, repair timber

sash windows will upgrade the overall appearance of the property to the benefit of the street scene.

Alterations at the rear includes high level window sited at second floor level to enable more light to be admitted into the main bedroom and bathroom. They have a sloping monopitch roof and are proposed to be finished in a dark grey metal cladding with grey / black metal window frames.

They are relatively low key and proportionate to the scale of the rear elevation. As the rear is private space and not overlooked, they will have no visibility from within Cranbourne Road or Edge Lane. Notwithstanding this, larger dormers of a similar box type design are noted on the rears of dwellings on Edge Lane.

A Juliet balcony is also proposed at raised ground level on the rear elevation to enable French doors to be introduced. There are no concerns with this element of the proposal. A condition is appended for the materials to be implemented in accordance with the submitted plans and documents.

Residential amenity

The proposal is the most logical use of the site given its original use and within a residential area where the majority of dwellings are in use as family housing. The change back to a C3 use will complement the surrounding residential properties and would likely lead to a reduction in the number of pedestrian and vehicular comings and goings to and from the site which will be of benefit to the amenity of neighbouring occupiers. On that basis, it is considered that the proposal will give not rise to residential disamenity. In order to manage the use of the site within this use class for the purpose of safeguarding amenity, it is recommended that a condition securing a C3a use only is attached to any approval.

Standard of accommodation

The use of the property as flats largely retained the layout. Four bedrooms are proposed over the first and second floors. Living accommodation is divided between the ground floor and basement, with a good-sized rear garden. The works proposed increase the opportunities for light and ventilation which will facilitate the future longevity and health of the dwelling. As such, the accommodation for the proposed single-family dwelling is ample and of a good standard

Car parking

There is no provision for off road parking at the site. This is the common pattern and character on Cranbourne Road where the dwellings pre-date cars. The reduction in occupancy of the site will likely lead to a reduction in on-street parking demand which will be of benefit to the area.

Bin Storage

As described above, the site has a good provision of external amenity space with access at the rear to the gated service road where bins can be manoeuvred for collection. The application does not indicate any alteration to this arrangement which is appropriate and acceptable for managing waste at this location.

For the above reasons, the proposed change of use is considered to be acceptable and in accordance with Core Strategy policies SP1, DM1 and H6.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application received no comments on public notification and has been determined in a timely manner.

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 Number 01, 02, 04, 06 and 07 and the Location Plan and Site Plan, stamped as received on the 23 December 2022.

Design & Access Statement prepared by John Wood Architect, stamped as received on the 6 February 2023 and 23 December 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall be implemented in accordance with the details as set out in the Householder Application Form, drawings and supporting documents specified in Condition 2 of this Decision Notice.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) The first and second floor bathroom windows shown on drawing Nos 01,02 and 04, stamped as received on the 23 December 2022, shall be obscure glazed to a specification of no less than Level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

5) 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).

Reason - 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

16 Cranbourne Road, Manchester, M21 8AP
20 High Lane, Manchester, M21 9DF
Flat 4, 21 Cranbourne Road, Manchester, M21 8AP
Flat 2, 21 Cranbourne Road, Manchester, M21 8AP
Flat 3, 17 Cranbourne Road, Manchester, M21 8AP
Flat 2, 17 Cranbourne Road, Manchester, M21 8AP
Flat 1, 17 Cranbourne Road, Manchester, M21 8AP
Middle Flat, 12 Cranbourne Road, Manchester, M21 8AP
Flat 1, 21 Cranbourne Road, Manchester, M21 8AP
Middle Floor, 19 Cranbourne Road, Manchester, M21 8AP
22 High Lane, Manchester, M21 9DF
15 Cranbourne Road, Manchester, M21 8AP
Top Flat, 12 Cranbourne Road, Manchester, M21 8AP
Ground Floor Flat, 12 Cranbourne Road, Manchester, M21 8AP
Flat 3, 21 Cranbourne Road, Manchester, M21 8AP
Top Flat, 19 Cranbourne Road, Manchester, M21 8AP
Bottom Flat, 19 Cranbourne Road, Manchester, M21 8AP
24 High Lane, Manchester, M21 9DF
37 Brundretts Road, Manchester, M21 9DE
14 Cranbourne Road, Manchester, M21 8AP

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
Area Team Boundary - Name: SOUTH AREA