

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133979/FO/2022

Date registered valid: 27 July 2022

Proposal: Conversion of single dwellinghouse to 2no. dwellinghouses (Class C3) with the associated erection of two, 2-storey bays and integrated roof extensions and part two, part single storey rear extensions and related elevational alterations following demolition of existing single storey front extension and part single, part two storey rear extension

Address: 4 Northmoor Road, Manchester, M12 4HP

Ward(s): Longsight Ward

Applicant: Mr Junaid Muzammal 100 Holding Ltd 4 Northmoor Road, Manchester, M12 4HP

Agent (if any): Dr Kanadi Jagafa Mason and Marlowe Ltd Colony, 5 Piccadilly Place, Manchester, M1 3BR

Case officer: Carl Glennon
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Recommendation: Approve

Date of recommendation: 21 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 18 August 2022 & 9 September 2022

Standard consultations:

Printed: 13 September 2022 Expired: 20 September 2022

Neighbour notifications

Printed: 13 September 2022 Expired: 20 September 2022

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

Description of area

The planning application site relates to a vacant 2-storey end terraced property situated on the west side of Northmoor Road close to its junction with Kirkmanshulme Lane. The surrounding area is predominantly residential and comprises of 2-storey houses. A supported housing scheme is located to the south of the site. The application property comprises of side gable elevation with a pitched roof the property is demarcated from the street by a shallow garden and demarcated with a low boundary wall and vehicular access point to an integral garage that has roller shutter doorway and through access to the rear garden. The principal elevation incorporates a ground floor lean-to extension with a render treatment consisting with red-brick elevations to the main building. The roof comprises of grey concrete pan tiles. The rear elevation comprises of a part single, part two storey rear extension. The adjoining property comprises of the monopitched 3-storey extension with adjoining single storey extension. Sited along the shared boundary.



Fig.1 – Views of the site

Description of development

To facilitate the formation of two houses the following works are proposed:

1. Front elevation – The existing ground floor bay would be removed and the integral garage re-configured to allow the formation of a pair of semi-hexagonal bays (one to each house). The bay features have been informed by the characteristics of neighbouring houses. Each bay would extend from ground level and terminating at the eaves forming a hipped pitched dormer feature above. Paired centrally positioned doorways would provide access to the respective houses for the principal elevation. The principal elevation would comprise of brickwork with stone banding within the proposed bays.
2. Rear elevation – The existing single and two storey extensions would be removed. A central 2-storey extension would be formed spanning the proposed boundary between the two houses. It would be offset from the line of the northern side elevation and the shared boundary with 6 Northmoor Road to facilitate the formation of a single storey lean-to extension and

bedroom windows above. The main 2-storey extension would have a gable elevation extending beyond the eaves line to facilitate the formation of a hipped pitched roof with a ridge line of 9.2 metres. The ground floor of the extension would extend rearwards by 4 metres. Gable rear elevations would be formed to allow the formation of a pair of pitched roofs separated by a central valley. The rear extension would have a maximum projection of 5.1 metres at first floor level of and 9.1 metres to the ground floor.

2. Internal layout – Each unit would comprise of:

- i. Ground floor – 2 x living rooms, WC, utility room and kitchen;
- ii. First floor – 3 bedrooms and a bathroom.

Unit 1 (north) would incorporate part of a reconfigured basement area.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

- i. The development would result in one additional residential dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no resulting highway safety or capacity concerns.
- ii. The site is well accessed by sustainable modes.
- iii. The development would not be supported with on-site car parking. This is not considered to be a significant issue given the sustainable nature of the site and local circumstances in respect of on-street car parking.
- iii. The existing and no longer required vehicular crossing need to be related to highway reinstatement work delivered through a s278 (Highways) agreement.
- iv. Proposed cycle storage should be conditioned as part of the development and should involve sheltered and secure strigae enclosures.
- v. The development should incorporate appropriate boundary treatments.
- vi. It is recommended that the development be related to a construction management plan condition.
- vii. The proposed waste management arrangements are acceptable form a Highways perspective.

Environmental Health – The following comments have been received:

- i. The proposed waste and recycling arrangements should be conditioned to accord with Council guidance;
- ii. As new houses would be formed it is recommended that EV charging points are conditioned for delivery as part of the development.

Greater Manchester Police – No objection but it is recommended that any new external fittings should be certified to Secured by Design standards.

GMEU – Have confirmed the presence of Japanese knotweed within the site and recommended that a remediation condition is included.

Issues

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 11 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. This should be reflected in the consideration of the size, type and tenure of housing needed for different groups in the community. Chapter 5 states that the provision of affordable housing should not be sought for residential developments that are not major developments and that the re-use of brownfield sites should be encouraged (paragraph 63). It is also considered that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they are often built-out relatively quickly (paragraph 68). It further requires that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (paragraph 71). In this case, it is considered that the proposed small scale housing development would positively contribute to the supply of housing in the local area and secure the sustained use of a vacant property. Chapter 5 would thereby be complied with.
- ii. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. These considerations have been related to the layout and design of the proposed development and the incorporation of measures to address issues of security and potential opportunities for criminal and anti-social behaviour. It is considered that the development would achieve satisfactory natural surveillance within the context of the application site. An informative has been included to encourage security measures that meet secured by design criteria. On this basis it is considered that development would be satisfactorily related to Chapter 8.
- iii. Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:
 - a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
 - b) Safe and suitable access to the site can be achieved for all users; and

c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The application site is located in a sustainable location in terms of access to public transport. It is not considered that the development would generate significant traffic and would be appropriately related to Chapter 9.

iv. Chapter 11: Making effective use of land - States that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also encourages the use of previously developed or 'brownfield' sites. It states that planning decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) The importance of securing well-designed, attractive and healthy places.

It is considered that chapter 11 has been positively responded to as it would secure the re-use of an existing building with appropriate layouts that respond to the constraints of the application building. The development would thereby be satisfactorily related to Chapter 11.

v. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In this case, the interventions to the exterior of the building would be satisfactorily related to the character and composition of the existing building. A condition has been included to ensure the use of matching materials in the related elevational alterations. On this basis Chapter 12 would be accorded with.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood
- v. Health and well-being
- v. Noise

The core principles and policy guidance contained within the National Planning Policy Framework and Planning Practice Guidance have been directly related to the assessment of the potential impact of the development on residential amenity. Particular consideration has been given to the benefits of delivering a sustainable housing development and measures to secure appropriate noise attenuation and waste management. The above principles have been appropriately accorded with for the reasons set out below.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that 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 following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is considered that the proposed development would contribute positively to the formation of a sustainable community, which would be beneficial to existing and future residents through the provision of additional housing within an existing building. On this basis, policy SP1 would be positively responded to.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design and opportunities for good design, which enhance the overall image of the City should be fully realised. In this case, the development would achieve appropriate elevational alterations and extension that would relate to the existing building and the scale of neighbouring built form. It would thereby accord with policy EN1.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding. The application sites located in Flood Zone 1 and there is not a specific requirement for specific drainage in respect of the development.

Policy EN18 (Contaminated Land and Ground Stability) – Has been related to the assessment on ground conditions, including measures required to address Japanese knotweed mitigation.

Policy EN18 states that any proposal for development of contaminated land must be accompanied by a health risk assessment. This application has been assessed by the Contaminated Land Section whose recommendations are capable of being related to the development by condition.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy EN19 has been related to the proposed waste management arrangements. It is considered that the site has the capacity to delivery appropriate waste and recycling management, in terms of positioning and capacity to secure compliance with policy EN19.

Policy H1 (Overall Housing Provision) - Sets the objectives for the delivery of new housing in Manchester. It encourages the re-use of previously developed sites, secure high quality urban design and secure an appropriate mix of housing tenure. It is considered that the development has been appropriately related to these objectives through the delivery of new houses.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy DM1 points a - h (inclusive) have been related to the assessment of the proposals with regard to its potential impact on residential amenity and the contextual relationship of the new building and its functions on the local built environment. In this case, it is considered that development has been appropriately related to the constraints and configuration of the existing building. Conditions can be put in place to secure the appropriate operation of the development and safeguard residential amenity. Policy DM1 would thereby be accorded with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development) - States that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. In this case, the constraints of the site would prevent the formation inclusive access but this would be offset by the benefits of securing a sustainable use of the building.

Policy DC26 (Development and noise)

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from neighbouring industrial / commercial uses, may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily. This particularly relevant given the proximity of the site to established residential uses.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

In this case, the development is not located in close proximity to noise sources requiring specific attenuation. The development would generate noise that would be consistent with the existing residential circumstances and a specific noise attenuation condition would not appear to be necessary in this case. The development would thereby accord with policy DC26.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The following paragraphs are of particular relevance:

- i. Section 2 Design
- ii. Section 3 Accessibility
- iii. Section 4 Environmental Standards
- iv. Section 6 Parking Guidelines
- v. Section 7 Housing Density and Mix
- vi. Section 8 Community Safety and Crime Prevention
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing

Although the constraints of the application property would prevent inclusive access, it is considered, for the reasons set out in this report that the other identified considerations have been appropriately responded to.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. In this case, the application of the guidance has been affected by the constraints of the application building. However, the development would accord with the appropriate space criteria for a 3 bedroom, six person dwelling over 2 storeys (excluding basement storage).

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers engaged with the applicant, to secure amendments to the development that relate to the scale and proportions of the existing building and the constraints of the application site. The submission of additional details have facilitated the appropriate assessment of the development.

Principle of the development – The development would make a positively small scale contribution to the local supply of houses. The appearance of the existing house has declined and the proposed external alteration would improve the relationship of the site to the streetscene and benefit residential amenity. The proposed rear extension are significant but appear to have been appropriately informed by additions constructed to the rear of neighbouring houses. The proposed extensions are therefore considered to be proportionate and consistent with

the existing relationships between built form. The principle of the development is considered to be acceptable.

Future use of the development - A condition has been included for purposes of clarity and to confirm that the authorised development relates to the formation of 2 x three bedroom, 6 person houses. A separate condition has been included to facilitate the appropriate future use and management of the authorised houses to limit their future occupation to Class C3 (a) not precluding occupation by two unrelated people sharing a property. This condition is considered necessary to secure the appropriate and sustainable occupation of the proposed houses.

Permitted development restrictions - In order to maintain and safeguard residential amenity and in response to the constraints of the substantive site, it has been considered appropriate to restrict the permitted rights that would otherwise be available to householders. Conditions have therefore been recommended in the interests of residential amenity and to ensure that the following development is not undertaken without the permission of the City Council as local planning authority:

- i. The erection of extensions, porches and outbuildings;
- ii. The replacement of authorised boundary treatments;
- iii. The insertion of additional windows.

Residential amenity – The development would provide satisfactory accommodation for future residents through the attainment of appropriately sized internal layouts. The siting and proportions of the proposed extension would not depart significantly from the existing circumstances. The position of windows would not result in overlooking (subject the conditioned obscured glazing of bathroom windows). Noise and activity would be consistent with residential occupation. On this basis the development would not be unduly harmful to residential amenity.

Siting – The existing rear elevation of the application property and neighbouring houses are characterised by 2-storey outriggers. The replacement 2-storey extension would project marginal beyond the existing outrigger, i.e., from an existing 4.8m projection, increasing to 5.1m. The additional impact would not, therefore, be significant. The single storey rear extension would have a notable rearward projection. However, properties to the south of the site have comparable rearward projections, including the adjoining No 6. The site has large rear garden that has the capacity to accommodate the magnitude of development. In this circumstance the development would not have a harmful impact upon houses to the south and west of the site. The retained wall along the northern boundary would screen the single storey extension. At first floor level a distance of 10.2 metres would be retained to the nearest properties to the north of the site. First floor windows in the north and south elevation would relate to obscurely glazed bathroom windows and would not result in harmful overlooking. The siting of the front elevation has been suitably informed by the characteristics of the streetscene along Northmoor Road. In this context, siting of the development would be acceptable.

Height, scale and massing – The elevation to Northmoor Road would maintain existing ridge and eaves lines and the proposed bays and related roofs would be suitably related to the roofscape. The applicant has amended the ridge line to the main rear roof line to be subservient to the principal ridge and an appropriate alignment to the existing eaves would be maintained. The formation of front bays would add articulation to the front elevation and thereby improve its massing and relationship to the streetscene. The inclusion of single storey extension would reduce the bulk and massing of the rear element of the development. Within the context of surrounding built form, it is considered that the development is proportionate.

Design – The architectural merit of the application property would be significantly enhanced by the introduction of bays and dormer features. The development would also involve the removal

of render and the reinstatement of the brickwork to the front elevation. The composition of the roofscape and inclusion of gable elevations would be reflective of the existing houses and neighbouring built form in the area. A condition has been included to ensure the uses of matching material in the reinstatement of existing and formation of new brickwork.

Waste management – The applicant has indicated that waste and recycling bins would be located within the respective front gardens. Whilst this is a commonly found arrangement, it is considered that a more appropriate arrangement would be the location of bins within the rear gardens and access via the adjacent alleyways. This arrangement has been discussed with the applicant's agent and has been related to the development by condition.

Boundary treatment - Notwithstanding the submitted details, relating to the sub-division of the existing plots, it is considered that final details of boundary walls fencing and gates should be provided. This includes the sub-division of the front garden areas and the provision of separate pedestrian gates.

Noise – The noise potentially generated by the use would be consistent with residential occupation and would therefore be consistent with the characteristic surrounding circumstances. As there are no apparent noise generating uses nearby and therefore a specific noise attenuation condition is not considered to be necessary.

Car parking – The development would result in the loss of garage parking. However, this car parking facility is tightly constrained and, if retained, would be difficult to access / egress due to the flow of traffic along Northmoor Road and the proximity of cars parked close to neighbouring properties. Given the addition of a single house, it is not considered that traffic generation would be significant and there is some capacity within the street for additional car parking. The proximity of bus routes would reduce reliance on private car usage.

Off-site highways – An off-site highways condition has been included to ensure the appropriate re-instatement of the redundant drop kerbs as requested by Highways.

Cycle storage - The applicant has identified a location for secured cycle storage with the rear garden area. A condition has been included to ensure the submission of details and specification of the cycle storage enclosures for implementation prior to the occupation of the development .

Crime and security – The development would bring a vacant property back into sustained and active use and thereby reducing its potential decline and focus for vandalism crime and anti-social behaviour. The recommendations of GM Police are attached as an informative.

Access – Differences between external ground and internal floor levels and the absence of space to form ramps within the front garden area would prevent the formation of inclusive access. It is considered that these access constraints are outweighed by the benefits of bringing the ground floor back into active use.

Construction management plan – The development would be consistent with larger scale householder development and, as such, a construction management plan would be an onerous requirement.

Japanese knotweed – It appears that Japanese knotweed has established itself within the rear garden area (as shown in Fig. 2). A condition that accords with the recommendation of GMEU has been included to secure appropriate mitigation.



EV charging points – The provision of charging points would be an onerous requirement as the development would not have off-street car parking. The cables connecting the vehicle the charging unit would need to encroach upon the highway and present potential pedestrian safety issues.

Conclusion - It is considered that the development would be satisfactorily related to the existing building and its context. The development would also positively respond to local housing choice and supply.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case officers engaged with the applicant, to secure amendments to the development that relate to the scale and proportions of the existing building and the constraints of the application site. The submission of additional details have facilitated the appropriate assessment of the development.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on 6 June 2022, 27 July 2022 and 12 September 2022:

Planning application forms

Exiting site plan with a red edge (dated 25/05/2022)

Location plan with a red edge (dated 25/07/2022)

Basement plan (dated 09/09/2022)

Proposed ground and first floor plan (dated 09/09/2022)

Front & rear elevations (dated 09/09/2022)

Right and left side elevations (dated 09/09/2022)

Sections AA & BB (dated 09/09/2022)

Site setting out drawing (dated 09/09/2022).

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

3) The materials to be used in the construction of the authorised extensions and reinstatement of existing elevations, including bricks and roof tiles and method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance and be maintained in situ thereafter.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The planning permission hereby granted relates to the formation of: 2 x three bedroom, 6 person houses (Class C3) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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 - In the exceptional circumstances of a proliferation of HMOs 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.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches or outbuildings shall be erected other than those expressly authorised by this permission.

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

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:

Basement plan (dated 09/09/2022)

Proposed ground and first floor plan (dated 09/09/2022)

Front & rear elevations (dated 09/09/2022)

Right and left side elevations (dated 09/09/2022)

Sections AA & BB (dated 09/09/2022)

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before first occupation of the authorised development, the bathroom windows, as shown on drawings referenced Proposed ground and first floor plan (dated 09/09/2022), Front & rear elevations (dated 09/09/2022) and Right and left side elevations (dated 09/09/2022), 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement adjacent to the boundary with 4 Northmoor Road (dropped kerb) shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

10) Notwithstanding the detail of drawings referenced Site setting out drawing (dated 09/09/2022) and before first occupation of the authorised dwellinghouses, details shall be submitted to and approved in writing by the City Council as local planning authority, relating to the provision waste management plan, including details of bin capacities and the siting and appearance of an enclosure for the storage of segregated waste and recycling bins for separate

use by the occupants of the respective houses hereby approved. The authorised waste and recycling storage arrangements shall be fully implemented upon occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

11) Before the commencement of above ground construction work and / or vegetation removal as part of the authorised development, details of the control and avoidance measures that have been and will be applied for the treatment and eradication of Japanese knotweed including the undertaking and provision of regrowth visits shall be submitted to and approved in writing by the City Council as local planning authority. The agreed measures shall be fully implemented as part of the development and until written confirmation is received by the City Council as local planning authority to confirm the eradication of Japanese Knotweed.

Reason - To prevent the spread of Japanese Knotweed which has been found on part of the site and in the interests of residential amenity pursuant to policies SP1, EN18 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) Before first occupation of the development hereby approved, comprehensive details relating to the height, specification and appearance of all boundary walls, fences and gates, including the demarcation of front and rear gardens, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the agreed details prior to occupation of the authorised houses and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

13) Before the occupation of the authorised development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the siting appearance and specification of cycle storage enclosures relating to the respective houses hereby approved. The approved scheme shall be fully implemented upon occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to encourage the adoption of sustainable transportation options, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The applicant will be required to enter into a Section 278 agreement for the alterations to the existing highways, and for construction of the proposed reinstated kerb adjacent to 4 Northmoor Road. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

3) It is recommended that all new external fittings and locks should be certified to Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

6 Northmoor Road, Manchester, M12 4HP
5 Northmoor Road, Manchester, M12 4NF
2 Northmoor Road, Manchester, M12 4HP
114 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 4, 112 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 3, 112 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 2, 112 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 1, 112 Kirkmanshulme Lane, Manchester, M12 4WB
Workshop 4 Near 106, Kirkmanshulme Lane, Manchester, M12 4WB
110 Kirkmanshulme Lane, Manchester, M12 4WB
3B Northmoor Road, Manchester, M12 4NF
3C Northmoor Road, Manchester, M12 4NF
3A Northmoor Road, Manchester, M12 4NF
Flat 9, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 8, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 7, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 6, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 5, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 4, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 3, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 2, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 1, 106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
106 - 108 Kirkmanshulme Lane, Manchester, M12 4WB
8 Northmoor Road, Manchester, M12 4HP
10 Northmoor Road, Manchester, M12 4HP
11 Peel Grove, Manchester, M12 4WE
9 Peel Grove, Manchester, M12 4WE
7 Peel Grove, Manchester, M12 4WE
5 Peel Grove, Manchester, M12 4WE
4 Northmoor Road, Manchester, M12 4HP
116 Kirkmanshulme Lane , Manchester , M12 4WB

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH

