



9 Alness Road, Whalley Range, Manchester.

Conversion of existing property to 7 no. apartments including erection of new rear extension with associated infrastructure, landscaping, and car parking works.

Supporting Planning Statement.



On behalf of Dr Q Islam.

September 2022.

**SEYMOUR
PLANNING**

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APPENDIX 1: Planning permission **074887/FU/2005/S1** for conversion of 9 Alness Road to 7 no. apartments and rear extension.

1. Introduction.

- 1.1 This supporting Planning Statement has been prepared by Seymour Planning on behalf of our client Dr Q Islam in support of this planning application for the conversion of the existing property to 7 no. apartments including erection of new rear extension with associated infrastructure, landscaping, and car parking works.
- 1.2 The application site is a large detached property which was last used as a residential care home. The premises are currently vacant.
- 1.3 The purpose of this Planning Statement is to examine the main planning issues relating to the development. This Planning Statement is informed by and should be read in conjunction with the detailed plans and supporting documents submitted with the planning application.
- 1.4 This Planning Statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

2.1 The application relates to no. 9 Alness Road in Whalley Range. No. 9 is a large, detached property (originally a single dwelling or villa) set within substantial grounds fronting Alness Road. The property is currently vacant having last been used as a residential care home being currently split into 10 no. rooms with associated shared living accommodation. The property has previously been extended and altered to the rear (see planning history). The site is enclosed by a low brick wall to site frontage with a vehicular access point/gate posts and to all other side and rear boundaries with fencing. To the rear of the property lies a large private garden area.

2.2 The site location is identified in figure 1 below.



Figure 1: Site location

- 2.3 The site is adjoined to all sides by residential properties. Properties to the south lie at right angles to No. 9 fronting onto Mayfield Road.
- 2.4 The immediate surrounding area is predominantly residential in character. The surrounding properties are all a similar age and style built from red or buff brick and predominantly two to two and a half storeys in height. Many have been split in apartments/flats or other forms of multiple occupancy e.g. HMO's.
- 2.5 The building lies wholly within Whalley Range Conservation Area. St Bede's College and St Edmunds Church (both Grade II listed buildings) lie a short distance away from the site to the south east and north east respectively.
- 2.6 The site lies within Flood Zone 1 according to the Environment Agency Flood Map for Planning and is therefore at no significant risk (i.e. 1 in 1000 years) of flooding from rivers.
- 2.7 There are no public rights of way that affect the site.

3. Planning History.

3.1 The application site has the following planning history:

Erection of three storey extension to provide lift shaft to rear and installation of access ramp to rear

9 Alness Road Whalley Range Manchester M16 8ET

Ref. No: 096170/FO/2011/S1 | Validated: Wed 24 Aug 2011 | Status: Decided

Change of nursing home to form 7 self-contained flats including part 2 storey and part 4 storey rear extension

9 Alness Road Alexandra Park Whalley Range

Ref. No: 074887/FU/2005/S1 | Validated: Tue 01 Mar 2005 | Status: Decided

Part 2 storey/part 3 storey rear extension to form extended lounge, staff room office utility room and stairwell and second side extension to form staff bedroom

9, Alness Road, Whalley Range

Ref. No: 064498/FO/SOUTH1/02 | Validated: Fri 08 Mar 2002 | Status: Decided

Three storey rear extension to existing care home to form 4no. additional bedrooms and a games room

9, Alness Road, Whalley Range

Ref. No: 059886/FO/SOUTH1/00 | Validated: Fri 21 Jul 2000 | Status: Decided

Extension to utility room and office plus construction of a fire escape to rear elevation

9, Alness Road, Whalley Range

Ref. No: 055616/FO/CENTL1/98 | Validated: Wed 18 Nov 1998 | Status: Decided

Change of use from house in multiple occupation to accommodation for six recovering mentally ill persons

9, Alness Road, Whalley Range

Ref. No: 045583/FO/CENTL1/94 | Validated: Thu 12 May 1994 | Status: Decided

Change of use from a dwellinghouse to a hostel for homeless females

49, Alness Road, Whalley Range FALLOWFIELD

Ref. No: 030991 | Validated: Wed 24 Feb 1988 | Status: Decided

3.2 Of key relevance is Planning Permission **074887/FU/2005/S1** which previously approved the conversion of the property to 7 no. apartments (a copy of decision notice attached at appendix 1.)

4. The Proposal.

The full planning application.

- 4.1 This full planning application seeks permission for the conversion of the existing building into 7 no. apartments.
- 4.2 A new extension would be added to the rear of the premises to facilitate the conversion. This comprises a two storey extension above an existing rear extension with pitched roof over. The design would replicate the traditional proportions and details of the main house and utilise matching materials.
- 4.3 Internally the property would be divided into 6 no. 1 bedroom apartments and 1 no. 2 bedroom apartments (Use Class C3). Each apartment is spacious in design and provide a GIA ranging from 46.2 sqm to 80 sqm. The internal arrangement and space provided is governed to a large extent by the fact that this proposal is for conversion of the existing premises. The building has been used as efficiently as possible without jeopardising living conditions. Each property would provide a good standard of living accommodation for its intended occupants. The rear lower ground floor apartment is accessed by ramp to provide an accessible unit.
- 4.4 The property will utilise the existing gateposts and front garden to provide 3 no. car parking spaces including 1 no. disabled space. The gate posts will be re-positioned slightly to increase the accessibility to the frontage car parking proposed.
- 4.5 To the rear the properties wider grounds will be utilised as amenity space to serve the residents. A free-standing bin store and cycle store building will be provided again for residents to use.
- 4.6 The proposed dwelling will efficiently and effectively make full use of the existing property and grounds.
- 4.7 The site is situated within an accessible location. It is therefore extremely well served by regular public transport facilities that are within easy walking distance of the application site. A wide range of other services and facilities also lie within close distance of the site.
- 4.8 An Electric Vehicle Charge Point (EVCP) will be provided.

4.9 The MCC Waste Pro-forma is attached to this submission which identifies the waste management proposals for the use. All domestic rubbish and recycling would be stored within the enclosed area to the rear of the property. The passageway to the side of the proposed dwelling leads directly to the adjacent highway where bins/recycling can be collected as per the existing waste collection arrangements for the area.

5. Local Planning Policy.

5.1 Legal Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises the following documents as identified in Manchester City Councils Local Development Scheme 2017 – 2019 (January 2017):

- **Manchester Core Strategy** – the long term spatial vision and planning strategy to 2027, which includes topic and area policies relating to, the economy, housing, environment, retail and transport. It also includes a key diagram covering the plan area, and general policies for the control of development (adopted July 2012);
- **Manchester Proposals Map** – accompanies the Local Plan, identifies key areas for growth, employment and housing development, areas of protection and sites to which particular designations and policies apply;
- **Extant UDP** - (adopted 1995 and alterations on various dates) City-wide and local area policies not replaced by the Core Strategy.
- **Greater Manchester Joint Waste Development Plan Document** - sets out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial, and industrial, construction and demolition and hazardous wastes (adopted April 2012).
- **Greater Manchester Joint Minerals Plan** - sets out a planning policy framework to inform minerals developments and associated infrastructure up to 2028, whilst protecting the environment and communities from adverse impacts (adopted April 2013).

The above statutory Development Plan is also supported by several supplementary planning guidance documents which are a material consideration for decision taking purposes for local planning authorities. These are outlined in paragraph 6 below.

5.2 Manchester Core Strategy (MCS)

The MCS sets out a series of Objectives and Planning Policies. In respect of this proposal the relevant policy references are as follows:

- SO3 Housing
- SP1 Spatial Principles
- H1 Overall Housing Provision
- H6 South Manchester
- H8 Affordable Housing
- T1 Sustainable Transport
- T2 Accessible areas of opportunity and need
- EN1 Design Principles and Strategic Character Areas
- EN3 Heritage
- EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- EN8 Adaption to Climate Change
- EN9 Green Infrastructure
- EN14 Flood Risk
- EN15 Biodiversity and Geological Conservation
- EN16 Air Quality
- EN17 Water Quality
- EN18 Contaminated Land and Ground Stability
- PA1 Developer Contributions
- DM1 Development Management

5.3 Manchester Proposals Map (MPM)

The site is allocated as lying within an unallocated urban area in South Manchester on the MPM.

5.4 Extant UDP Policies

The UDP was originally adopted in 1995 however still contains some policies which are “saved” by way of direction under paragraph 1(3) of Schedule 8 to the Planning and compulsory Purchase Act 2004 for decision making purposes. Relevant policies are:

- DC7.1 New housing development
- DC26.1, 26.2, 26.4 and 26.5 Development and Noise
- DCD18 Conservation Areas

5.5 Supplementary Planning Guidance

Supplementary Planning Guidance (Saved SPG’s and SPD’s) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council approved guidance that supports the adopted CS and saved UDP policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- Guidance to Development in Manchester SPD
- Providing for Housing Choice SPD

6. National Policy.

Background.

6.1 The National Planning Policy Framework (NPPF) was republished in 2021. The NPPF sets out the Government's economic, environmental, and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

6.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

6.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
-
- Paragraph 60 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
 - Paragraph 92 outlines that decisions should aim to achieve healthy, inclusive and safe places.
 - Paragraph 111 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
 - Paragraph 119 identifies that planning 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.
 - Paragraph 126 specifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.
 - Paragraph 130 sets out that planning policies and decisions should ensure that developments *inter alia*:
 - ✓ Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - ✓ Are visually attractive as a result of good architecture, layout and appropriate effective landscaping;

- ✓ Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- Paragraph 154 sets out that new development should avoid increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions.
- Paragraph 166 confirms that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- Paragraph 174 sets out that planning policies and decisions should contribute to and enhance the natural and local environment.
- Paragraph 180 confirms that planning policies and decisions should fully consider biodiversity impacts.
- Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- Paragraph 200 of the NPPF states that any harm to the significance of a heritage asset should require clear and convincing justification. Substantial harm to grade II*

listed buildings should be wholly exceptional.

- Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to a designated heritage asset this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- Paragraph 219 specifies that due weight should be given to existing policies, according to their degree of consistency with the NPPF; the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

7. Planning analysis.

7.1 Analysis

The main planning issues for consideration are:

Issue 1: Principle of Development.

Issue 2: Heritage.

Issue 3: Design and Residential amenity.

Issue 4: Highways, parking and accessibility.

Issue 1: Principle of Development.

7.2 The site lies within an unallocated area in South Manchester in the relevant MCS Development Plan. The site is in a highly accessible location close to various modes of public transport and a wide range of services and facilities.

7.3 The MCS identifies South Manchester as an area to accommodate 5% of new homes over the lifetime of the Core Strategy. Outside the district centre of Didsbury the policy specifies priority will be for new housing which meets identified shortfalls.

7.4 The conversion of the existing building or 7 no. new apartments is therefore consistent with the MCS development plan allocation for this general area. The proposal is also in broad compliance with the Councils SPD on providing housing choice.

7.5 It should be acknowledged that planning permission has previously been granted for the conversion of the property to 7 no. apartments under Planning Permission **074887/FU/2005/S1** (copy of decision notice attached at appendix 1.). This is a material consideration that weighs heavily in favour of the current application.

7.6 Paragraph 119 of the NPPF identifies that planning should promote an effective use of land in meeting the need for homes. The proposal effectively and efficiently would reuse this building for homes in accordance with this principle. The building has been efficiently

subdivided to provide an optimum number of units with a good level of space and accommodation for residents.

7.7 In conclusion, it is considered that this application is entirely acceptable in terms of planning principle complying with the development plan and associated SPD's and national planning guidance.

Issue 2: Heritage.

7.8 MCS policy EN3 seeks to encourage development that compliments and takes advantage of the distinct and historic heritage features of its districts and neighbourhoods. The policy requires new development to preserve and, where possible, enhance, the historic environment, of heritage assets including conservation areas.

7.9 The application site lies wholly within Whalley Range Conservation Area. It is a building typical in scale, character and appearance of the area being a former large villa and therefore contributes greatly to the conservation area.

7.10 The building is currently vacant. It is currently deteriorating in terms of its condition and appearance. There is no prospect of it being reused for its current lawful use as a residential home because the building is simply not suited to modern regulations and requirements for this type of use. The property is too large to be reused as a single dwelling. Re-purposing to residential apartment accommodation is therefore the optimum viable use for the site.

7.11 The proposed conversion incorporates a sensitively designed rear extension which helps unlock the building potential for efficient reuse without negatively impacting on the conservation area, building itself or nearby neighbours.

7.12 The proposal will allow for the renovation of the property and its grounds. It will allow for the buildings continued upkeep and therefore preserve and enhance the building and conservation area in accordance with the requirements of policy EN3.

7.13 In summary the proposal will provide less than substantial harm to the Whalley Range Conservation Area. It will allow the optimum viable use for the property and bring about its reuse and renovation which is a clear public benefit.

Issue 2: Design and residential amenity.

7.16 The proposed conversion will allow the renovation and upgrading of the existing property. All alterations will be carried out using matching materials and complimenting designs.



7.17 The proposed dwellings would provide a good level of amenity for its intended residents internally and externally comparable with the prevailing amenity levels of the area. The proposal dwellings will have no negative impact physically or visually on any

adjoining land, buildings, or neighbours. There would be no loss of residential amenity to neighbouring dwellings.

7.18 The proposal also offers the opportunity to tidy up and improve the appearance of this building and site which currently is vacant not a condition whereby it contributes to the visual and residential amenities of Alness Road. The development of the site for 7 no. apartments as proposed therefore has inherent benefits to improve the immediate local environment.

7.19 In summary, the proposal will deliver high quality design paying regard to the prevailing character of the area and is considered to comply with all relevant design related policy (MCS policy DM1 and extant UDP policy DC7.1) and associated SPD guidance of the council.

7.20 Accordingly, there are no design or residential amenity related reasons to resist the proposal. Planning conditions can be used to secure the final approval of any necessary finer aspects of detail e.g. materials to be used in the development by the Local Planning Authority.

Issue 3: Highways, parking and accessibility.

7.21 MCS policies T1 and T2 seek to promote sustainable transport and manage the pattern of new development so that is concentrated in the areas of opportunity and need.

7.22 In summary, the proposal will be accessed via a safe and efficient highways network, is in a highly accessible location by foot, cycle and public transport, will not have a material impact on the surrounding highway network and will provide car and cycle parking facilities to serve the development. An EVCP would be provided to serve the property. On this basis, there are no highways safety, car parking or accessibility grounds to resist the development and the proposal complies with policies T1 and T2 of the MCS.

8. Conclusion.

- 8.1 The application seeks to redevelop this vacant, unused and deteriorating property within the Whalley Range Conservation Area. The proposal would efficiently deliver new housing with development respectful of the prevailing residential character of the area. Planning permission has previously been granted for same conversion and use several years ago.
- 8.2 The site is in a highly accessible location within South Manchester. The application would provide high quality design and the reuse of the site to provide new housing in accordance with the aspirations of the development plan for the South Manchester.
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 8.4 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 8.5 The NPPF seeks to achieve sustainable development and clearly defines that this should be the priority running through decision making. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development and that development proposals that accord with the development plan should be approved without delay.
- 8.6 This proposal is considered to both accord with the development and represent sustainable development.
- 8.7 For the reasons set out within this statement the proposal therefore offers economic, social and environmental benefits and amounts to sustainable development as required by the NPPF. On this basis it is respectfully requested that the application be approved.

APPENDIX 1: Planning permission **074887/FU/2005/S1** for conversion of 9 Alness Road to 7 no. apartments and rear extension.

Planning

Growth & Neighbourhoods Directorate

Register of Applications

Application Reference

074887/FU/2005/S1

Date Registered

01 Mar 2005

Applicant's Name & Address

Dr Islam

Artane Medical Centre 1 Middleton Road Higher Crumpsall Manchester M8 5DT

Agent's Name & Address (where applicable)

Jeffrey C Goodchild

62 Belmont Avenue Springhead Oldham OL4 4RS

Location

9 Alness Road Alexandra Park Whalley Range

Proposal

Change of nursing home to form 7 self-contained flats including part 2 storey and part 4 storey rear extension

Ward(s)

Whalley Range Ward

Decision

Approved

Date of Decision

31 Aug 2005

Conditions and Reasons:

1) The development must be begun not later than the expiration of five 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 drawings numbered J3966/5A and J3966/4A, stamped as received by the Local Planning Authority on 15 August 2005, and with the drawings numbered J3966/3 stamped as received by the Local Planning Authority on 01 March 2005 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located.

Condition Discharged

4) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be 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.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

5) A landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that a satisfactory landscaping scheme for the development is carried out.



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