

Our ref: BR/KN00089-21

20th June 2022

Planning & Development
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Dear Sir or Madam,

**APPLICATION FOR FULL PLANNING PERMISSION
MAYBANK HOUSE, 588 ALTRINCHAM ROAD, MANCHESTER, M23 9JH
PLANNING PORTAL REFERENCE: PP-11285595**

We are instructed by Sumo Developments Limited to submit an application for retrospective full planning permission in relation to the above site.

The application proposes:

“Conversion of the property into 9no. units of residential accommodation, 1- and 2-bedroom units, and other associated works.”

BACKGROUND

The application site is the former Maybank House Care Home, 588 Manchester Road, Altrincham Road. The property has existing vehicular access to Altrincham Road and vehicular access onto Ferndown Road. Hardstanding is laid to the front and side of the property, and the boundary is lined with mature trees. The original house was extended significantly at single storey to the rear in 1987/1988 (029771).

The Council's website identifies that the property has a lawful use as a care home. The first approval for such use was in 1983. This use continued until the closure of the facility. Subsequently, the building was vacant until the applicant took up use in December of 2021 as a Sui Generis use (accommodation for people with additional support needs). This use has now ended.

There is no prospect of a care home use coming forward; therefore, the applicant is proposing a viable alternative residential use to save the building from standing empty.



PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the Development Plan for any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise”. Any issue that relates to the use and development of land is capable of being a material consideration. This includes Government statements of planning policy.

The Development Plan relevant to this planning application consists of the Manchester Local Development Framework Core Strategy Development Plan Document (2012) and the extant Unitary Development Plan Policies. The National Planning Policy Framework (NPPF) (2021) is also of relevance. The Development Plan is complemented by a series of supplementary planning guidance documents relevant to this planning application.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Manchester Local Development Framework Core Strategy Development Plan Document (2012)

Policy SPI outlines the key spatial principles that guide strategic development in Manchester. This policy explains that most residential development is to be delivered within the Regional Centre, the City Centre or one of the Inner Areas. Policy SPI also explains that the council expects new development maximises the potential for the city transport infrastructure, particularly promoting walking, cycling and public transport.

Policy H1 explains that the emphasis is on delivering family housing outside of the defined areas in Policy SPI.

Policy H7 explains the Council expects that Wythenshawe will accommodate around 3% of new residential development over the lifetime of the Core Strategy.

Policy H7 identifies that there is a need for additional family housing. The supporting paragraph 9.28 of Policy H7 explains that:

“The Housing Needs Assessment 2007 showed that Wythenshawe has a predominance of family housing. Despite this, the Housing Need and Demand study (2010) has identified a shortage of family housing in addition to that for single people and first-time buyers. However, Wythenshawe has only a small amount of land available for development (SHLAA 2010). This is likely to permit only a limited number of new family housing units. The net shortfall will be met to some extent by making better use of the existing housing stock by providing additional 1- and 2-bedroom housing for newly forming households and elderly people, thus releasing existing housing provision for families. New residential



development which addresses under-occupancy of family housing by providing more suitable accommodation for current occupants will therefore be encouraged.”

In providing 1–2-bedroom housing in a sustainable location, the proposal complies with Policy H7.

Extant Unitary Development Policies

Policy DC5.1 outlines a series of considerations (a-g) that the Council will consider when determining planning applications to convert a property to flats. Policy DC5.2 explains that there is a general presumption in favour of flat conversions within properties on main road frontages, subject to other policies. As well as that, any proposed flat conversions will be particularly welcome where large, old, difficult-to-use properties are involved, and proposed schemes provide investment enabling the retention and improvement of housing stock. Policy DC5.3 explains a series of considerations. If the situation arises from a development proposal will result in the Council looking less favourably upon a development proposal involving converting a property to flats.

The presumption in favour of flat conversion as expressed in Policy DC5.3 should, in the author's view, apply to this development proposal. The proposal also complies with the criteria articulated in Policy DC5.1 and does not represent a situation whereby Policy DC5.3 should apply.

National Planning Policy Framework (NPPF) (2019)

The principal aim of Chapter 5 of the NPPF is to deliver new housing. This chapter explains that delivering housing of a size, type, and tenure to meet established need is a key objective of the planning system.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives, one of which is the:

“b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

Paragraph 10 explains that “so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.” Paragraph 11 explains that “for decision taking this means approving development proposal that accord with an up-to-date development plan without delay”.

Assessment of Principle of Development

The proposal complies with the aims of the NPPF to deliver high-quality housing to meet an established need. The proposal would also represent sustainable development that would meet the NPPF’s social



objective. Accordingly, the proposal represents sustainable development in terms of the NPPF and should be supported.

The proposal would meet the objectives of Policy SPI of the Core Strategy as it would deliver high-quality housing that addresses the housing need in the area. The proposal maximises connectivity to the City's transport infrastructure and complies with Policy SPI in this regard.

The supporting text for Policy H7 of the Core Strategy explains that there is a shortage of family housing in addition to that for single people and that this shortfall will be met by making better use of the existing housing stock by providing additional 1 and 2-bedroom housing for newly forming households and elderly people, thus releasing existing housing provision for families. The supporting text also explains that new residential development which addresses the under-occupancy of family housing by providing more suitable accommodation for current occupants will be encouraged.

The proposal addresses the need identified within Policy H7 of the Core Strategy by providing 1- or 2-bedroom housing for newly formed households. Delivering the proposal would allow the release of existing housing provision for families as newly formed households could take up the apartments. The site's location in proximity to the tram lines is ideal for this type of housing stock. It would allow newly formed households to commute into Manchester City Centre sustainably. Thus, the proposal complies with Policy H7 of the Core Strategy.

The proposals comply with the policies of the UDP. As explained previously, the presumption in favour of flat conversion as expressed in Policy DC5.3 of the UDP should, in the author's view, apply to this development proposal. The proposal also complies with the criteria articulated in Policy DC5.1 of the UDP and does not represent a situation whereby Policy DC5.3 of the UDP should apply.

Compliance with the Manchester Residential Quality Guidance

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live. The applicant and the design team have considered and integrated this Guidance's design principles into the development proposals. Further information can be found within the Design and Access Statement.

CONCLUSION

We strongly believe that the proposal complies with the Development Plan; thus, in line with Paragraph 11 of the NPPF, the proposal should be approved without delay.

We trust that the information supplied is sufficient to enable the application to be registered and progressed. If you require any additional information, then please do not hesitate to contact us.



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Bruce Risk' in a stylized, cursive script.

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