



Paul Butler Associates

Planning, Development & Heritage Consultants

Hilltop Realty

10 Deerpark Road, Whalley Range,
Manchester, M16 8FR

Planning and Heritage Statement

November 2025

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Appendix 1: Historic Maps

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Hilltop Realty. The statement has been provided in support of a planning application for a residential development at 10 Deerpark Road, Whalley Range, Manchester, M16 8FR. The site is occupied by a property that has previously been used as a HMO but has been vacant for a number of years and requires investment and regeneration.
- 1.2 The site is located in a sustainable and accessible location within Whalley Range, and the proposal involves the conversion and extension of the building to provide 6 apartments (use class C3). The proposal includes the repair and restoration of the existing building which dates from the Victorian period and is located within the Whalley Range Conservation Area. The proposal also includes a two and a half storey rear extension to the building to facilitate its conversion. The scheme will provide a high standard of accommodation and will be attractive to a wide range of future occupiers including young professionals and couples, key workers, as well as people wishing to downsize.
- 1.3 To provide a clear understanding of the application proposal this statement includes:
- A description of the application site and surrounding area;
 - A review of relevant planning history;
 - A description of the proposed scheme;
 - A review of national and local planning policies of relevance to the scheme;
 - An appraisal of the scheme against relevant planning policies and an assessment of the scheme in relation to its immediate and surrounding context;
 - A Heritage Appraisal taking into consideration the heritage significance of the Whalley Range Conservation Area; and,
 - A conclusion.

1.4 The Statement should be read alongside the application forms and drawings prepared by Bluechip Architecture, and the following specialist reports:

- Bat Scoping Survey & BNG Assessment by Kingdom Ecology.
- Statutory BNG Metric by Kingdom Ecology.
- Arboricultural Implications Assessment by Mulberry.
- Arboricultural Method Statement by Mulberry.
- Flood Risk Assessment and Drainage Strategy by Shaw Stephens Consulting.

2. The Application Site and Surrounding Area

- 2.1 The subject site is occupied by 10 Deerpark Road and its associated curtilage. The address is 10 Deerpark Road, Whalley Range, Manchester, M16 8FR and it is identified by the submitted Site Location Plan and aerial view (see figure 2.1 below). The site lies on the north side of Deerpark Road. It is broadly rectangular in shape and approximately 675 sqm.



Figure 2.1: Aerial view with the approximate boundary of the application site outlined red.

- 2.2 10 Deerpark Road is a three storey plus basement property. It has been vacant for a number of years and is in poor condition. The property dates from the Victorian period and is constructed of red brick with stone detailing, beneath a pitched slate roof. The property is set back from Deerpark Road behind a stone boundary wall. There is a vehicular access point which is marked with gateposts engraved with 'Springfield'. The access leads along the east side of the building to the rear hardstanding / garden space. Other boundaries comprise red brick walls.



Figure 2.2: View of front elevation.

- 2.3 The property is adjoined to the west by 12 Deerpark Road (a Victorian villa converted to 8 apartments) and, to the east by 8 Deerpark Road (a Victorian villa which is currently being converted to 5 apartments). To the south, on the opposite side of Deerpark Road are further apartments within a three storey purpose built block dating from the mid-20th Century called Roy Grainger Court. To the north, the site is bounded partly by an alleyway located to the rear of residential dwellings situated on Yarburgh Street, and partly by a vehicular road located to the rear of the residential dwellings on Yarburgh Street. The immediate surroundings reflect the residential character of the area which includes a mix of apartments, both within converted and extended buildings as well as purpose-built developments.



Figure 2.3: View towards building from the north east showing the rear elevation with 12 Deerpark Road in the background.



Figure 2.4: View towards building from the north west showing the rear elevation with 8 Deerpark Road in the background.

- 2.4 The site is approximately 2.5km to the south of Manchester City Centre, and approximately 1.7km to the north east of Chorlton District Centre. There are nearby local amenities approximately 300m to the west of the site on Withington Road including a medical practice, pharmacy, cafes, takeaways and a variety of shops. The area also has a range of other amenities to meet the day-to-day needs of residents including nurseries, schools, religious and other community facilities. Alexandra Park is approximately 120m to the east.
- 2.5 The property is close to high frequency bus stops on Alexandra Road which are served by regular buses between Manchester City Centre and Chorlton. Junction 5 of the M60 Motorway is located approximately 4.3km from the site.
- 2.6 In terms of planning policy designations, the site is located within South Manchester and the Whalley Range Conservation Area. A description of the Conservation Area is provided later in this Statement although a key part of its character is large Victorian villas like the application building. There are no listed buildings / structures in the immediate vicinity. The nearest listed building is the Church of St Edmund (grade II) on Alexandra Road South

(approximately 120m away), whilst Alexandra Park (approximately 120m away) is a grade II listed park and garden.

- 2.7 The site is located partly in Flood Zone 2. The site is not located within an Air Quality Management Area.

3. Planning History and Pre-application Consultation

Planning History

The Application Site

- 3.1 A planning history search of Manchester City Council's online planning map was undertaken in November 2025. The applications identified are presented in the table below. Application 031312 is of particular note and confirms that the property has previously operated as a house in multiple operation.

Address	Reference	Description	Decision
10 Deerpark Road Manchester M16 8FR	144205/TCA/2025	Works to trees - T1 - Common Ash - Remove and replant with a Sorbus aucuparia (Rowan).	No objection – 16 th October 2025
10, Deerpark Road, Whalley Range WHALLEY RANGE	031312	ESTABLISHED USE CERTIFICATE It is claimed that the premises have been used as a house in multiple occupation since the beginning of 1964 without planning permission in that behalf and has continued since the end of 1963	Approved 26 th April 1988

The Surrounding Area

- 3.2 Research of the planning history of the surrounding area has also been undertaken to identify any applications which may be of relevance to the proposed development. Notable applications are set out in the table below:

Address	Reference	Description	Decision
8 Deerpark Road Manchester M16 8FR	138034/FO/2023	Basement conversion to form 2 no. self contained flats, together with external alterations to form a total of 5 self contained apartments (Use Class C3) with associated refuse, landscaping, parking and cycle storage.	Refused but allowed on appeal in November 2023.
8 Deerpark Road Manchester M16 8FR	136419/FO/2023	Basement conversion to form 2no flats, internal remodelling and changes proposed to external elevation to form a total of 5 apartments	Withdrawn June 2023
12 Deerpark Road Whalley Range	067115/FO/SOUTH1/03	Creation of two self contained flats in basement of house let in 6 self contained flats.	Approved February 2004
2/4, Deerpark Road, Whalley Range	059108/FO/SOUTH1/00	Conversion of 2no. dwellings into 6no. self contained flats and demolition of detached garage	Approved June 2000
6, Deerpark Road, Whalley Range WHALLEY RANGE	036256	Conversion of existing dwellinghouse into seven self contained flats and two dormer extensions to roof	Approved May 1990
8, Deerpark Road, Whalley Range WHALLEY RANGE	022605	Conversion of dwellinghouse into three self-contained flats	Approved October 1984
12, Deerpark Road, Whalley Range MOSS SIDE	022554	Conversion of dwellinghouse into 6 self-contained flats and laying out of a car park at the rear	Approved September 1984

- 3.3 The above application history demonstrates that approvals have been granted for apartments at 2/4, 6, 8 and 12 Deerpark Road. These approvals mean that the character of Deerpark Road comprises mainly apartments.

Pre-application Consultation

- 3.4 Prior to submission of this planning application pre-application consultation has taken place with Manchester City Council Planning Department. An initial scheme for the conversion and extension of the building to 7 apartments was submitted and pre-application feedback was provided by David Lawless (Senior Planner).
- 3.5 The feedback confirmed that the principle of the development was likely be acceptable given the approvals of apartments at 8 and 12 Deerpark Road. The pre-application response also discussed car parking, the conservation area location, design, the flood risk zone, biodiversity enhancement, and arboricultural impacts. These matters are addressed within this Statement and supporting specialists reports which are referenced.

4. The Proposed Scheme

- 4.1 The proposal involves conversion and extension of the existing vacant building to provide 6 x 1 bedroom apartments (use class C3). The scheme involves conversion of the ground, first and second floors of the building together with a 2.5 storey rear extension. The extension will be set below the main roof level of the building and will project 4.05m from the rear of the existing building. The existing basement will be retained as storage for residents.
- 4.2 Other minor external alterations are also proposed to the building to facilitate the conversion. These include the provision of three additional rooflights to the building (adding to the two existing rooflights); the provision of an external access to the basement enclosed by a low brick wall with metal railings above to the north east elevation; the adjustment of an existing window to the north east elevation; and, the insertion of a new window at first floor level of the north east elevation.
- 4.3 The proposed apartments have been designed to meet / exceed Nationally Described Space Standards. The apartments will benefit from good levels of natural light and outlook. They will comply with all relevant building regulations in terms of energy performance and efficiency. The accommodation will be attractive to a wide range of future occupiers including young professionals and couples, key workers as well as people wishing to downsize. It will contribute to the mix of accommodation in the area and meet local needs.
- 4.4 The scheme will include five car parking spaces located to the rear of the building. These will be accessed via the existing access driveway located to the east side of the building. Space is provided to allow vehicles to turn within the site. EV charging will also be provided for two of the spaces. The rear area will also accommodate secure / covered cycle storage with one space per apartment. Enclosed bin storage, including for refuse and recyclable waste, will also be provided.
- 4.5 The rear extension to the building has been designed to reference the architecture and character of the existing building but will have a contemporary character. The design will utilise red brick, stone detailing and a slate roof. Double-height square bay windows are

reflected in a contemporary manner and vertically proportioned windows will provide a reference to the Victorian architecture of the building and the character of the wider area. The detailing of the extension will however give a more contemporary aesthetic which will allow the extension to be visually read as a later phase of development.

- 4.6 The scheme will facilitate the restoration of the building which is in poor condition and in need of investment. The proposal will include the removal of overgrown vegetation from the building's elevations along with necessary repairs to brickwork, stone, slate and rainwater goods on a like for like basis. The proposal will also include the installation of heritage specification UPVC windows. In this regard it is noted that neighbouring properties have also installed UPVC windows.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF);
- National Design Guidance (NDG);
- The Development Plan for Manchester; and
- Other relevant supplementary policy and guidance.

National Policy

National Planning Policy Framework

5.2 The National Planning Policy Framework (NPPF) was revised in December 2024, and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in July 2018, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.6 Delivering a sufficient supply of homes (Chapter 5) – paragraph 61 explains that in order to support the government’s commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community
- 5.7 Paragraph 73 highlights that small to medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph d) emphasises the importance of windfall sites and states local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.8 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

- 5.9 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.10 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.
- 5.11 Paragraph 116 advises 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, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.12 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 125 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.13 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 129 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

5.14 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime

and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.15 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.
- 5.16 Conserving and enhancing the natural environment (Chapter 15) - states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible. It should also prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 5.17 Conserving and Enhancing the Historic Environment (Chapter 16) – sets out a series of policies relating to the historic environment. The following provisions are of note:
- 5.18 Paragraph 202 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.19 Paragraph 207 advises 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’.
- 5.20 Paragraph 208 states that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering

the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

5.21 Paragraph 210 states 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness'.

5.22 Paragraph 212 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'.

5.23 Paragraph 213 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.

5.24 Paragraph 214 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.

5.25 Paragraph 215 states that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

5.26 Paragraph 216 states ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

5.27 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. ‘Significance’ is defined as: ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

5.28 ‘Setting of a heritage asset’ is defined within Annex 2 as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

- 5.29 Decision making – guidance in paragraph 39 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

The National Design Guide

- 5.30 The National Design Guide was adopted in 2021 and outlines national design guidance for creating beautiful, enduring, and successful places. It provides practical planning advice around the 10 characteristics informing well-designed places: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.

Local Policy

The Development Plan for Manchester

- 5.31 The Development Plan for Manchester comprises the following documents:
- The Core Strategy Development Plan Document (July 2012);
 - Saved policies of the Unitary Development Plan for Manchester (July 1995); and,
 - Places for Everyone (PfE) March 2024.

The Core Strategy Development Plan Document (July 2012)

- 5.32 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:
- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
 - Spatial Objective SO2 'Economy' supports a significant further improvement of the city's economic performance, to spread the benefits of this growth across the City to reduce

economic, environmental and social disparities, and to help create inclusive sustainable communities.

- Spatial Objective SO3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.
- Spatial Objective SO5 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that a key spatial principal which will guide the strategic development of Manchester will be the emphasis on the creation of neighbourhoods of choice. Development should enhance or create character; make a positive contribution to the health, safety and wellbeing of residents; consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment; minimise emissions, ensure the efficient use of natural resource and reuse previously developed land wherever possible; and improve access to jobs and services by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Policy H 1 'Overall Housing Provision' sets out that approximately 60,000 new dwellings will be provided for in Manchester over the period 2009 to 2027. New residential will need to take account of the need to: provide house types to meet a diverse and growing population; support growth on previously developed sites in sustainable locations; contribute to the Council's design principles in terms of character, amenity space and parking provision; address deficiencies in, physical, social or green infrastructure, prioritise sites in close proximity to centres of high frequency public transport routes; consider

environmental constraints; and be designed to give privacy to both its residents and neighbours.

- Policy H 6 'South Manchester' states that the sub area of South Manchester will accommodate 5% of new residential development over the lifetime of the Core Strategy.
- Policy T 2 'Accessible areas of opportunity and need' states that new development will be actively managed to ensure that new development is easily accessible to the city's main economic drivers and is easily accessible by walking, cycling and public transport.
- Policy EN 1 'Design Principles and Strategic Character Areas' advises that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located.
- Policy EN 3 'Heritage' states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all development must follow the principle of the energy hierarchy: to reduce the need for energy through design features that provide passive heating, natural lighting and cooling; to reduce the need for energy through energy efficient features such as improved insulation and glazing; to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- Policy EN 8 'Adaption to Climate Change' states that new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of buildings and associated external spaces. Regard should be had to: minimisation of flood risk by appropriate siting, drainage and treatment of surface areas

to ensure rain water permeability; reduction of urban heat island effect through the use of green infrastructure, green roofs and tree cover; controlling over-heating of buildings through passive design; providing linked and diverse green space to enhance natural habitats which will assist species adaptation.

- Policy EN 9 'Green Infrastructure' states that new development will be expected to maintain, and where opportunities arise, enhance green infrastructure.
- Policy EN 14 'Flood Risk' states that all new development should minimise surface water run-off through sustainable drainage systems and use of Green Infrastructure.
- Policy EN 15 'Biodiversity and Geological Conservation' states that developers will be expected to enhance, restore or create new biodiversity, either on site or adjacent.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; and effects relating to archaeological or built heritage.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

5.33 The Unitary Development Plan (UDP) was superseded by the Core Strategy in 2012. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

5.34 Policy DC1 relates to 'Residential Extensions' and the following sub-points are relevant:

- DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to: a. the general character of the property; b. the effect upon

the amenity of neighbouring occupiers; c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; d. the overall appearance of the proposal in the street-scene; e. the effect of the loss of any on-site carparking.

- DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria: a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); b. they do not create an undue loss of sunlight, daylight or privacy; c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details; d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.
- DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve: a. rearward extensions greater than 3.65m (12 ft) in length; b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway; c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows; e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).
- DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.
- Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy

therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

- DC18 'Conservation Areas' advises that the Council will give particularly careful consideration to development proposals within conservation areas. Development proposals adjacent to conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of conservation areas.
- DC7.1 'New Housing Development' seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.
- DC26.1 'Development and Noise' states that the Council will consider the implications of new development proposals which are likely to be generators of noise, and the effect of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone Joint Development Plan Document, 2024

5.35 The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Manchester. The following policies are of relevance to the proposed development being considered:

- Policy JP-S1: Sustainable Development states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.

- Policy JP-S2: Carbon and Energy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.
- Policy JP-S4: Flood Risk and the Water Environment states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk by: amongst other things locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.
- Policy JP-S5: Clean Air states a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: amongst other things, locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution.
- Policy JP-S6: Resource Efficiency states the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:
 1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
 2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and

3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

- Policy JP-J1: Supporting Long-Term Economic Growth states that a thriving, inclusive and productive economy will be sought in Greater Manchester boroughs. There will be an emphasis on, amongst other things, maintaining a very high level of economic diversity across our boroughs providing the high-quality; and sustainable living environments that will help to attract and retain skilled workers.
- JP-H1: Scale, Distribution and Phasing of New Housing Development states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel.
- JP-H3: Type, Size and Design of New Housing states that development across the plan area should seek to incorporate a range of dwelling types and sizes.
- JP-H4: Density of Housing states that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- Policy JP-G7: Trees and Woodland aims to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- Policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

- Policy JP-P2 Heritage states that the Council will act to proactively manage and work with partners to positively conserve, sustain and enhance the historic environment and heritage assets and their settings.

Other Relevant Policy

- 5.36 Manchester City Council have also adopted a number of supplementary planning documents and other guidance which although not forming part of the Development Plan are material considerations in the determination of a planning application. These documents are noted below:

South Manchester Regeneration Framework (2008)

- 5.37 South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the South Manchester Regeneration Framework (SRF) is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness. The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods. The SRF identifies a key issue for the area as providing a wider choice of housing to attract and retain residents.

The Guide to Development in Manchester Supplementary Planning Document and Guidance (2007)

- 5.38 This document aims to support and enhance the on-going development of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.

Providing for Housing Choice Supplementary Planning Document and Planning Guidance (2008)

- 5.39 This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision. The document confirms that the trigger for affordable housing being sought is developments of 15 or more dwellings or on sites of 0.3 hectares or more.

Manchester Residential Quality Guidance (2016)

- 5.40 The Manchester Residential Quality Guidance was published in 2016 and seeks to outline the considerations, qualities and opportunities that will help to deliver high quality residential development across Manchester. The document is a material consideration in the determination of a planning application.

Design for Access 2 (2003)

- 5.41 This is the Council's best practice guidance on inclusive design standards. It sets out the City's aspirations for inclusive development and is intended for use by architects, planners, engineers, landscape architects and other designers. The document acknowledges that when dealing with the constraints imposed by existing buildings it may not always be possible to meet the access standards set out within the document.

Whalley Range Conservation Area Guidance

- 5.42 Manchester City Council have produced a range of online guidance relating to development in the Whalley Range Conservation Area. It advises that development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and the colour of materials. Further reference to the online Conservation Area Guidance is provided at Section 7 of this Statement.

5.43 For the reasons given in section 6 and 7 below it is considered that the proposal is consistent with the above planning policy guidance.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development;
- Design Considerations;
- Potential Impact on Amenity;
- Sustainable Development: Economic, Social and Environmental Benefits;
- Highways, Accessibility, Parking and Servicing;
- Crime and Security Matters;
- Ecology;
- Trees; and
- Flood Risk.

6.2 Heritage matters are considered in detail at Section 7.

Principle of Development

6.3 The application building is located in an established residential area. The building is currently vacant and in poor condition meaning it has a negative impact on the surrounding area. The application proposal will enable this brownfield site to be redeveloped to provide 6 apartments. It is highlighted that the character of Deerpark Road is predominantly apartments (including at 2/4, 6, 8, and 12 Deerpark Road, and Roy Grainger Court). The principle of apartment development is consistent with this existing character. Reference is made to the Officer report for planning application 138034/FO/2023 at 8 Deerpark Road (which was approved on appeal in November 2023) which stated 'the principle of allowing flat conversions within residential areas, particularly in contexts whereby a large, old, difficult to re-use property is implicated, is generally acceptable where there is no overriding unduly harmful impact upon either the character and use of the property or upon the visual and

residential amenity of neighbouring occupiers'. This same principle is applicable to the application proposal.

- 6.4 The site is in an accessible and sustainable location and there is good access on foot to a range of amenities to meet the day-to-day needs of residents, as well as access to public transport including nearby bus services. The provision of housing on the site will also support the Council in meeting their housing need including the targets set by Core Strategy Policy H 1 to provide 60,000 new dwellings between March 2009 and March 2027; and PfE policy JP-H1 'Scale, Distribution and Phasing of New Housing Development' which states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305.
- 6.5 Core Strategy Policy H 1 also advises that 90% of residential development will be on previously developed land and confirms that the re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. It goes on to state that new developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.
- 6.6 The proposed development is consistent with these provisions and will provide housing by utilising sustainably located brownfield land and will utilise an existing building which is in poor condition, thereby contributing to renewal. The development will also help to reduce pressure to develop on less sustainable greenfield and Green Belt land to meet housing needs.
- 6.7 PfE policy JP-H3 'Type, Size and Design of New Housing' states that development across the plan area should seek to incorporate a range of dwelling types and sizes. Policy JP-H4 'Density of Housing' states that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

- 6.8 Core Strategy Policy H 6 advises that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. Outside the district centres priorities will be for housing which meets identified shortfalls.
- 6.9 The proposal will contribute to meeting this demand and will provide 1-bedroom apartments. These will be attractive to a wide range of occupiers including first time buyers, young professionals, key workers, and older people. The provision of 1-bedroom apartments will contribute to a mixed community in the local area. It is also noted that 1-bedroom apartments are likely to be more accessible to a range of groups by offering lower cost housing.
- 6.10 The proposal also aligns with paragraph 73 of the NPPF which highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. Paragraph 73 part d) emphasises the importance of windfall sites and states that local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes. Paragraph 125 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. This sets a high bar, confirming that residential development should be approved unless substantial harm would be caused. For the reasons discussed within this Statement it is established that the development will not cause harm.
- 6.11 In summary, the principle of residential apartments complies with Core Strategy Policies H 1 and H 6; the 'Providing for Housing Choice' Supplementary Planning Document'; and the 'South Manchester SRF'.
- 6.12 The scheme will be associated with a series of positive planning and regeneration benefits including:

- Redevelopment of a vacant building / previously developed site which will help to address housing demand in Manchester and reduce pressure to develop greenfield and Green Belt sites.
- The proposed accommodation will be developed to a high standard and provide housing for a wide range of occupiers in a highly accessible and sustainable location, within close proximity to local shops, services and amenities.
- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.
- Securing direct investment into the local community through the provision of jobs during the construction period and spending by future residents in local shops.
- Encouraging natural surveillance that will improve security and help reduce the fear of crime.

6.13 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

6.14 It is important to highlight that the proposed scheme is also deliverable on the site for the following reasons:

- **It is Available** – The applicant owns the site and is therefore in a position to develop it once planning permission is secured.
- **It is Suitable** – The suitability of the site for residential development is confirmed throughout this report, by reason of its sustainable accessible location in close proximity to Chorlton District Centre and a wide array of amenities and services.
- **It is Achievable** – There are no policy restrictions or development constraints that would impact on the scheme's deliverability. Should planning permission be granted, the applicant is keen to commence works on site immediately.
- **It is Viable** – The scheme is viable and deliverable in the short-term.

Design Considerations

- 6.15 The application site is located within the Whalley Range Conservation Area, whilst the building itself dates from the Victorian period and is considered to be of some local heritage value in its own right. The proposed scheme has been designed through an iterative process and to meet the design brief to sympathetically restore and extend the property whilst providing high quality and attractive residential accommodation to meet the requirements of modern occupiers.
- 6.16 The relationship of the scheme's design with the conservation area is discussed in detail at Section 7 of this Statement. It is highlighted that the extension comprises red brick, stone detailing and slate which are all in keeping with the existing building and the conservation area. The design of the extension also harmonises with the existing building whilst being clearly a contemporary later addition which is sited to the rear of the property. The extension is also in proportion with the existing building and achieves subservience through the lesser height and dual-pitched roof forms which lessen the scale and massing. The extension projects 4.05m from the rear elevation which is considered to be minimal within the context of the existing building which has an existing depth of c9.2m. The extension is therefore considered to be a reasonable and proportionate addition which achieves subservience to the existing building.
- 6.17 In addition to the extension being a high-quality design it also highlighted that the proposal will provide wider benefits by undertaking a range of repairs and restoration to the fabric of the existing building. This includes removing overgrown vegetation and repairs to brickwork, stone, slate roof coverings and rainwaters goods. These works will overall have positive design impacts which enhance the contribution that the building makes to the streetscene and local context.
- 6.18 For the reasons given above the scheme will be of a high-quality design which will enhance the building through a series of repair works, whilst a rear extension is proposed which has been designed to respond positively to the site building / local context whilst being a clearly contemporary addition. The approach also ensures that the extension is a subservient addition to the existing building. On this basis it is concluded that the proposal is consistent

with provisions of the NPPF and NDG; Core Strategy Policies EN 1 and DM 1 of the Core Strategy; UDP Policy DC1; PfE policy JP-P1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Guidance document.

Potential Impact on Amenity

- 6.19 With regards to the scheme's potential impact on residential amenity, two issues require consideration: whether the proposed scheme will maintain a satisfactory level of amenity for neighbouring uses; and, whether the design will ensure that future occupants of the scheme are able to enjoy a satisfactory level of amenity.

Neighbouring Uses

- 6.20 The application building is in an area which is characterised by apartment development, with the properties either side and opposite being apartments. To the rear the properties are traditional housing. The proposed apartments will be compatible with this established residential character.
- 6.21 The conversion of the building to apartments is likely to be associated with some additional activity including comings and goings, however this will not be at odds with the existing characteristic of Deerpark Road where apartments are an established characteristic. The proposed development will retain the existing vehicular access off Deerpark Road and space for five cars will be provided. Car parking at the rear of properties on Deerpark Road is an established characteristic, and the provision of parking at the rear of the property will not be associated with levels of activity which are harmful to the amenity of residents of neighbouring properties. The provision of five spaces within the site is considered appropriate to meet the needs of the development and will not result in a level of on-street car parking which has an adverse amenity impact (highway matters are considered in further detail later in this section).
- 6.22 The proposed development involves the conversion of the building thereby largely using existing window openings. To provide the necessary level of accommodation to support

the conversion and restoration of the building a rear extension is proposed. This will be 2.5 storeys and will extend 4.05m from the existing rear elevation (the width will be set slightly in from the existing building). Following extension, the rear of the building will be situated c15.1m from the rear site boundary and c.26m from the rear elevations of existing properties located to the rear of the site on Yarburgh Street. This separation distance between habitable room windows is appropriate and will ensure there are no adverse amenity effects in terms of overlooking / loss of privacy. Similarly the separation distances ensures that there will be no adverse amenity impacts to the rear gardens of neighbouring properties. In terms of the relationships with neighbouring properties it is also highlighted that there are mature trees on the site boundaries which will be retained and which will provide an element of screening. New windows on the side elevations on the extension will be obscured so that outlook towards 8 and 12 Deerpark Road is not possible.

6.23 In general amenity terms it is highlighted that the existing building / site is in poor condition following a number of years of neglect under previous ownership. Consequently it has a negative impact on Deerpark Road and the immediate area, and therefore on the amenity of neighbouring residents. As discussed, the proposed scheme includes the repair / restoration of the building, alongside a high-quality extension and it will therefore enhance the general amenity of neighbouring residents.

6.24 For the above reasons it is confirmed that the proposed scheme will not have an adverse impact on the amenity of residents of neighbouring buildings and will have positive impacts.

Proposed Dwellings

6.25 Future residents will be provided with a good level of amenity in terms of outlook and privacy. The proposed scheme will be of a high standard of design in terms of living accommodation, sound proofing, natural lighting and ventilation. The properties have been designed to meet / exceed nationally described space standards in terms of overall apartment size and room sizes. Externally future residents will have access to a shared residents garden, whilst the proximity of the site to Alexandra Park is also noted.

- 6.26 For the reasons discussed above, the proposed scheme will ensure a sufficient level of amenity is achieved for future residents of the scheme whilst safeguarding the amenity of nearby uses. On this basis the scheme accords with policy DM 1; saved UDP policy DC26; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Design Guidance.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.27 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 6.28 The proposed development will bring a number of economic benefits during and post construction. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the City from achieving its economic potential. The proposed accommodation will help meet the needs of local people and those moving to the City and thereby contributing to the economy. Together with creating job opportunities during and after the construction phase, the proposed accommodation will contribute to Council tax revenue, whilst existing and future retailers/businesses nearby will benefit from increased footfall and spending in the local community.

Social Benefits

- 6.29 The site is located within an established residential area and has access to the amenities it has to offer, as well as being nearby to open space and recreation facilities, primary and secondary schools and places of worship, which will provide for the needs of future occupants of the scheme. The proposed development will deliver high quality housing and contribute to the creation of a sustainable community. The high-quality design of the scheme and the repair / restoration of the building will enhance the appearance of the site and the surroundings.

Environmental Benefits

- 6.30 The proposed scheme will have significant environmental benefits since it involves the conversion of an existing building and redevelopment of a vacant brownfield site, thereby reducing development pressure on greenfield sites. The site is also located in a sustainable and accessible location meaning future residents can travel to amenities on foot and via public transport without there being reliance on private car usage. The scheme will involve the installation of an energy efficient heating system to the dwellings and appliances whilst glazing specifications will ensure good thermal efficiency of the building. Further details on the range of measures that will be incorporated into the scheme to mitigate energy usage and ensure energy efficiency are provided within the submitted Design and Access Statement.
- 6.31 On the basis of the sustainability benefits that the scheme will provide the application is in accordance with provisions of the NPPF; Core Strategy Objective SO1 and SO6; Core Strategy Policies SP 1, EN 4, EN 8, EN 9, EN 15 and DM 1; PfE policies JP-S1, JP-S2, JP-S5, JP-S6 and JP-J1; the Guide to Development in Manchester SPD; and, the Manchester Residential Quality Design Guidance.

Highways, Accessibility, Parking and Servicing

- 6.32 The site is located in a highly sustainable and accessible location with access to a range of shops, amenities and services locally. The site also benefits from good public transport links, including frequent bus services nearby. Given the highly sustainable and accessible location of the site it is not considered necessary for future residents to rely on private car for travel. Nevertheless the development will accommodate five car parking spaces for the six dwellings. This is considered an appropriate level of provision taking account the sustainability of site location and the nature of accommodation proposed. It is highlighted that the recent appeal approved at 8 Deerpark Road is to provide two car parking spaces for five apartments. In contrast the proposed development will deliver an improved ratio of car parking provision whilst all apartments within the scheme are 1 bed, therefore are likely to be associated with lesser car parking demand. 1 of the car parking spaces will be suitable

for disabled users, and two spaces will have EV charging. The car parking layout provides sufficient space for a vehicle to enter the site in forward gear, turn, and exit in forward gear.

- 6.33 In order to further support sustainable travel the development will provide secure / covered cycle storage (1 space per apartment). This will be located to the south west of the building which is a convenient location in relation to the building entrance and ensures efficient use of the site.
- 6.34 In terms of assessing car parking provision and highways matters, paragraph 116 of the NPPF is relevant and advises *'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, following mitigation, would be severe, taking into account all reasonable future scenarios'*. This is a high policy test and it is not considered that the development would be associated with severe adverse highway impacts which would warrant refusal. It has been demonstrated that the scheme accords with the transport requirements of the NPPF, PfE, and Core Strategy Policy T 2 and Spatial Objective SO5.

Crime and Security Matters

- 6.35 The proposed scheme will provide a number of benefits in terms of improved safety and security benefits. This will include returning the building into active use and providing housing which will generate a sense of ownership and responsibility. The development will also provide passive surveillance onto this part of Deerpark Road as well as over the rear parking and garden area. The development will also include appropriate security fixtures / fittings to ensure the development is safe including doors, windows, glazing, alarms, access controls, lighting and CCTV. These measures can be integrated into the development proposal and can be secured by the Council through a planning condition if necessary. In summary the development will improve safety and security, and therefore complies with Core Strategy Policy DM 1 and provisions of Sections 8 and 12 of the NPPF.

Ecology

- 6.36 A Bat Scoping Survey and Ecology Walkover Survey has been completed by Kingdom Ecology. The building was inspected and was deemed as offering 'negligible' bat roosting potential. It was assessed as not supporting any obvious features suitable for nesting birds. The site itself noted to comprise mainly of hardstanding with a number of scattered trees and hedging. The trees were not considered to support suitable habitats for roosting bats, although could be used by nesting birds during the breeding season.
- 6.37 To ensure that a Biodiversity Net Gain (BNG) is achieved it is noted that three native fruit trees are proposed within the rear garden. Species recommend include rowan, wild cherry, or crab apple which offer suitable foraging opportunities to various native wildlife (including birds and invertebrates). It is also recommended that at least two bat boxes and two bird boxes are installed on the retained trees within the rear garden. This mitigation can be secured via standard condition.
- 6.38 On the basis of the above the development is acceptable and consistent with national and local planning policies in relation to ecology and BNG considerations. As 10% BNG is not achieved it is anticipated that off-site mitigation will be required.

Trees

- 6.39 The site includes a number of mature trees and these are protected due to the conservation area location. Accordingly, an Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS) prepared by Mulberry have been submitted as part of the application. The position, size, species and condition of trees of site has been surveyed. It is confirmed that no trees will require removal as part of the development.
- 6.40 There is some minor encroachment into the root protection areas of T7 and G1 associated with the development, however it is assessed that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees. The AIA states that Section 7.5.3 of BS 5837:2012 advises that

where a slab or minor structure is to be formed within the root protected area (RPA) it should not exceed 20% of any existing unsurfaced ground. It is confirmed that the amount of encroachment within the RPA of the affected trees is only 3.2% and 4.5% respectively, and therefore well below the 20%. The AMS identifies how the design of the bin and bike store, and foundation for the proposed extension can be designed to minimise impact on tree roots.

- 6.41 The reports also consider potential impact of the proposed car parking. It is highlighted that the proposed parking has been designed to be located as much as possible on the existing area of hard standing, which minimises the extent of encroachment. There is some encroachment into the RPAs of trees T4 and T5, however this is 6.6% and 3.8% respectively and therefore falls well below 20% noted as acceptable within BS 5837:2012.
- 6.42 For the above reasons it is confirmed that the development will have an acceptable impact in relation to trees. The supporting AMS sets out measures to ensure no adverse impact on trees whilst the works are undertaken. This includes specified tree works before the development commences, the installation of protective fencing around trees, and other precautions to be adopted outside of fenced areas. It also provides details relating to the removal of existing hardstanding and installation of proposed parking within RPAs, and the installation of foundations within RPAs. These mitigation measures can be controlled via planning condition.
- 6.43 On the basis of the tree reporting and identified mitigation measures, it is confirmed that the development is acceptable and consistent with national and local planning policies in relation to the protection and appropriate treatment of trees.

Flood Risk

- 6.44 The site is located in flood risk zone 2 of the Environment Agency Flood Map (medium risk) therefore the requirement for a Flood Risk Assessment is triggered. The application is supported by Flood Risk Assessment & Drainage Strategy prepared by Shaw Stephens Consulting. This report concludes that the flood risk information shows that the site is 'dry' in

the 1 in 100 year plus climate change event and in the 1 in 1,000 year event. There are to be no off-site surface water flood routes generated by the development during an enhanced 1 in 100 year storm. All surface water run-off will remain on site in the enhanced 1 in 100 year event. In relation to Surface Water Drainage the site is to discharge attenuated post-development surface water limited to 2 litres per second for all storm events. Downstream of the flow control chamber, the attenuated surface water will discharge by gravity to the adjacent adopted combined sewer that extends beneath Deerpark Road. All roofed and paved areas are to be drained into the site surface water drainage system.

- 6.45 On this basis the application flood risk and drainage reporting it is confirmed that the development complies with section 14 of the NPPF and Core Strategy Policy EN 14 in relation to flood risk and drainage matters.

7. Heritage Appraisal

7.1 This section specifically considers relevant heritage matters associated with the application proposal. It includes:

- An overview of relevant heritage designations;
- Provides a summary of the historic development of the site / area;
- Provides an assessment of significance; and,
- Provides a heritage impact assessment. This is made having regard to the key relevant heritage planning policy context reviewed at Section 5.

Heritage Designations

7.2 The application site does not contain any listed buildings / structures but is located within the Whalley Range Conservation Area. The Whalley Range Conservation Area was designated in 1991 and is a 'designated heritage asset'.

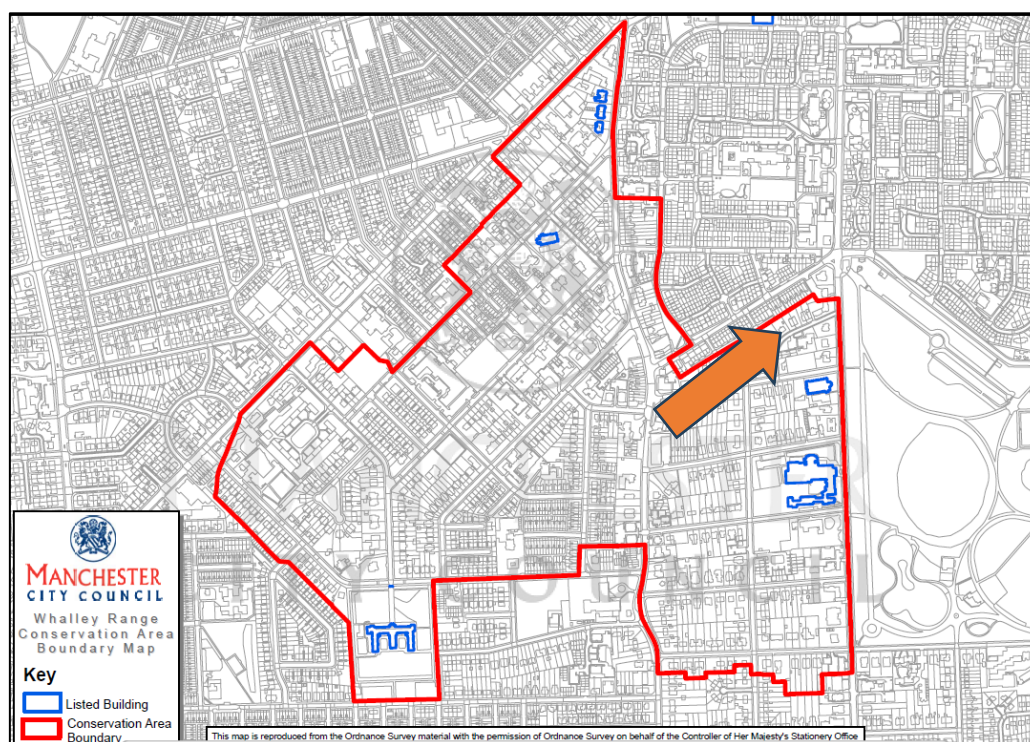


Figure 7.1: Whalley Range Conservation Area (outlined red) with listed buildings identified in blue. The subject property is identified by the orange arrow.

Historical Background: Whalley Range

[To be read alongside historic maps at Appendix 1].

- 7.3 The Whalley Range Conservation Area is situated approximately two miles south of Manchester City Centre. Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. He surrounded it with a high wall and his own private guards and toll gates to 'keep the city at bay'. Arguably it was the world's first suburb¹ as there was a break between the city centre work place and the homes of the businessmen. Whalley Range was created as a 'desirable estate for gentlemen and their families' and tree lined street with large houses are still present today. Building plots were often sold with certain conditions to ensure development was appropriate to Samuel Brooks' vision.
- 7.4 Whalley Range was centred around Whalley House which was Samuel Brooks' house. It was named after the town from which he came in Lancashire. This house was demolished in the 1930s. The eastern side of the conservation area was built in second half of the 19th century on land sold by Lord Egerton of Tatton Park.
- 7.5 The Conservation Area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west. The site is located in the north east part of the Conservation Area as shown by figure 7.1 above.
- 7.6 Historic mapping (provided at Appendix 1) illustrates how the area developed. The earliest 1848 map shows the site as undeveloped agricultural land. To the east Withington Road and Chorlton Road are present and are characterised by generously sized properties within large plots and formal gardens set out. The 1891 map shows that by this time rapid development had taken place with the development of terraced, semi-detached and detached houses present. The subject property is identified on this map with the name

¹ <https://manchestermill.co.uk/the-secret-history-of-the-worlds/#:-:text=Samual%20Brooks%20was%20the%20first.world's%20first%20suburb%2C%20was%20born.>

'Springfield' (which remains on the gateposts). Properties have bay windows and stepped entrances which are characteristic of Victorian development of this time. Subsequent maps up to 1973 show a limited level of change to the built character of the surroundings. It is notable that the road is called 'Park Road' on all the historic maps confirming that the change to 'Deerpark Road' is more recent. The 1973 map shows a row of three terraced properties located on the opposite side of the road. These have since been demolished with the Roy Grainger Court apartment building now constructed in their place.

Historical Background: The Site

7.7 Prior to the current property being built, the site had been in agricultural use, as is evidenced by the 1848 OS map. The house first appears on the site on the 1891 map, meaning that it was built between then and 1848. This would make the house Victorian and this is reflected in the house's architecture including red brick elevations, slate roof with chimneys, and characteristic features including elevated ground floor, bay windows and vertically proportioned fenestration including windows incorporating stone cills. The front elevation incorporates a greater level of architectural detailing / embellishment which is typical of Victorian architecture. The rear elevation is plainer in appearance. It also appears to have undergone some alteration including insertion of a window and door (with metal platform structure) to the second floor. Replacement windows have also been installed. The historic mapping through to 1973 shows little change to the site.

7.8 There are no census records readily available for the property.

Assessment of Heritage Significance

7.9 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

- 7.10 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 7.11 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 7.12 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 7.13 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	<p>Sites, buildings, landscapes and remains of ‘exceptional’, ‘more than special interest’ or sometimes considered nationally or internationally important.</p> <p>These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.</p>
High	<p>Sites, buildings, landscapes and remains of acknowledged ‘special interest’ and sometimes considered nationally important.</p> <p>These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.</p>
Medium	<p>Sites, buildings, landscapes and remains of ‘some interest’ and generally considered of local or regional importance.</p> <p>These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.</p>
Low	<p>Sites, buildings, landscapes and remains of ‘limited interest’.</p>

	These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

The Site

- 7.14 The site was originally agricultural farmland, and then became residential with the building of the house. Therefore, as the site has only been used as farmland and then as a house, further archaeological research is not warranted.
- 7.15 In architectural terms, the building retains a level of significance associated to features which are typical of a late Victoria villa. This includes its general proportions, bay windows, pitched slate roof with chimneys, elevated ground floor level, and vertically proportioned windows with some timber sashes. Despite this the appearance has been eroded to a degree due to its poor condition and some alterations which have taken place (such as the installation of a new window, door and metal platform) to the second floor at the rear elevation.
- 7.16 The majority of the significance of the site is derived from it being an example of a late Victorian property, which is characteristic of the area. However, it is not rare as there are other, similar examples on the street and within the wider Whalley Range area and region. Some of these properties will represent better examples of this property type.
- 7.17 Therefore, given the current condition of the building and its lack of rarity, the overall significance of the site is medium. On this basis it is considered that the building may be regarded as a non-designated heritage asset.

Whalley Range Conservation Area

- 7.18 The Conservation Area was first designated in October 1991 and largely derives its significance from its development as a Victorian suburb built for the middle classes at this time. The architecture is Victorian terraced, semi-detached and detached properties which share similarities in materials and design details, but with variation providing visual interest. Also key to the conservation area's character is the mature landscape character which is provided by street trees and mature vegetation within properties. The significance of the Conservation Area is high and it is a designated heritage asset.

Impact Assessment

- 7.19 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 7.20 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 7.21 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.

Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Assessment of Heritage Impacts

The Site

- 7.22 As noted in the previous section the heritage significance of the existing building is considered medium with it possessing local interest. The main interest is associated with its front elevation and the contribution this makes to the streetscene and the wider Whalley Range Conservation Area.
- 7.23 The proposed scheme will ultimately allow the vacant building to be brought back into active economic use. Providing buildings with active use is widely recognised as the best means of ensuring their long-term future, and will remove the current risk associated with its vacancy. Additionally, as the building has been vacant and has not been well-maintained over a number of years, its fabric has deteriorated and it is in need of repair and investment. The proposal will include the removal of overgrown vegetation from the building's elevations along with necessary repairs to brickwork, stone, slate and rainwater goods on a like for like basis. The proposal will also include the installation of heritage specification UPVC windows. In this regard it is noted that neighbouring properties have also installed UPVC windows. The scheme will dramatically enhance the appearance of the front elevation of the building and the contribution it makes to the Deerpark Road streetscene.
- 7.24 The main element of the proposal is the rear extension. This will provide accommodation over 2.5 storeys, with the scale / massing / form of the extension being carefully designed so that it sits well below the main ridge line. This is achieved in part by a dual-pitched roof design and above this an arched window will be provided to the rear elevation of the building. This will replace an inserted door and metal platform in this location, and will harmonise well with the architecture of the existing building. The reduced form of the

extension allows it to be subservient to the main dwelling which is consistent with local planning policy guidance and design principles. The extension is set in from the side elevations whilst vertical windows at first and second floor level will provide a clear visual break between the original building and the extension.

- 7.25 More generally, the design also takes the approach of enabling the extension to be visually distinctive from the host building, whilst sensitively respecting its character and appearance. Visual harmony is achieved through red brick elevations, with stone lintels and cills being provided to windows. More contemporary elements are incorporated including large vertically proportioned windows with black aluminium frames. The rear elevation also includes a render framing element around the ground and first floor windows, which provides a contemporary and subtle reference to the double height bay windows and symmetry present on the front elevation.
- 7.26 This design approach is consistent with best practice whilst allowing old and new elements to be visually distinguished. It also responds positively to the Council's guidance relating to development in the Whalley Range Conservation Area, picking up on the key characteristics noted including red brick, stone dressing and slate roof. Overall the extension is a high-quality addition to the building and whilst there is a level of impact associated with the change to the rear elevation of the building, it is considered that the high quality approach helps to mitigate this.
- 7.27 Other minor external alterations are also proposed to the building to facilitate the conversion. This includes the provision of three additional rooflights to the building (adding to the two existing rooflights); the provision of an external access to the basement enclosed by a low brick wall with metal railings above to the north east elevation; the adjustment of an existing window to the north east elevation; and, the insertion of a new window at first floor level of the north east elevation. These changes are all modest alterations and do not cause harm to the significance of the building.

- 7.28 Externally dedicated bin and cycle storage will be provided to the west of the building. This area is screened from the road, whilst it is anticipated that the details of these elements would be agreed at condition discharge stage.
- 7.29 Taking a balanced approach to consideration of heritage impacts on the site building (as noted by Paragraph 216 of the NPPF) we judge that the scheme is of a high quality design with sensitive changes proposed which do not fundamentally harm the heritage significance of the building. Moreover the scheme will allow the building to be returned to active economic use and therefore support its long-term sustainable future, whilst necessary repairs and restoration of built fabric will also be completed.

Impact on Whalley Range Conservation Area

- 7.30 As discussed in the previous section, the proposed works are sensitive to the existing building. This in turns mean it will have a positive impact on the character and appearance of the Conservation Area. Additionally, it is noted that the proposed extension will be unlikely to be visible from Deerpark Road and will have limited visibility from the wider Conservation Area. Given the limited scale of the extension together with the use of appropriate materials and detailing, it is considered that the design is appropriate and does not cause harm to the significance of the Whalley Range Conservation Area.
- 7.31 It is highlighted that the principle of extensions to other similar properties (i.e. Victorian villas) has been accepted throughout the Whalley Range Conservation Area. Whilst it is recognised that each application is considered on it merits, it is equally important that a level of consistency is provided to ensure confidence and reliability in the planning system. Relevant examples of extensions are set out below:

Example 1

Reference: 114187/FO/2016

Description: Change of use from a mixed use comprising basement storage, ground floor offices and Prayer Hall and residential to residential comprising a total of 30. No. (1+2+3 Bed) apartments, erection of a three storey extension incorporating

accommodation in basement and roof space with associated elevational alterations, access, parking and amenity space

Location: The Madina Hall, 122 Withington Road, Manchester, M16 8FB

Decision: Approved 20.11.2017



Figure 7.2: Elevation drawing showing extension (right) comprising three floors plus basement and roofspace accommodation.



Figure 7.3: Elevation drawing showing extension (left) comprising three floors plus basement and roofspace accommodation.

- 7.32 The above example demonstrates a design approach which responds to the architecture of the existing historic building but which incorporates contemporary design elements including large windows and complementary materials.

Example 2

Reference: 121465/FO/2018

Description: Proposed conversion of existing loft space with rear dormer extension and erection of a three storey rear extension to create 3 no. Class C3a additional apartments (11 no. apartments in total) with associated elevational alterations to the existing building, the reconfiguration of external space to form amenity space, car parking, bin storage, cycle storage, landscaping and new boundary treatments

Address: 52 Alness Road Manchester M16 8HW

Decision: 11 April 2019

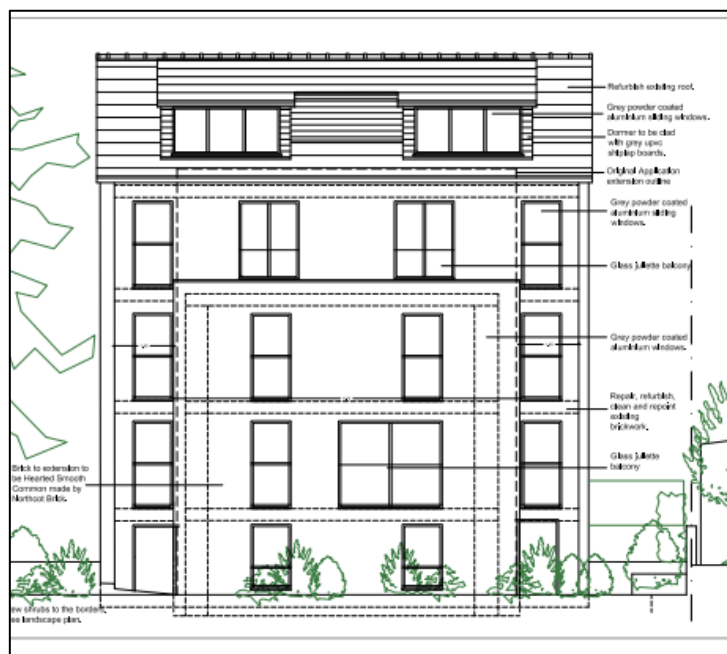


Figure 7.4: Rear elevation showing three storey rear extension with the design adopting a more contemporary approach.

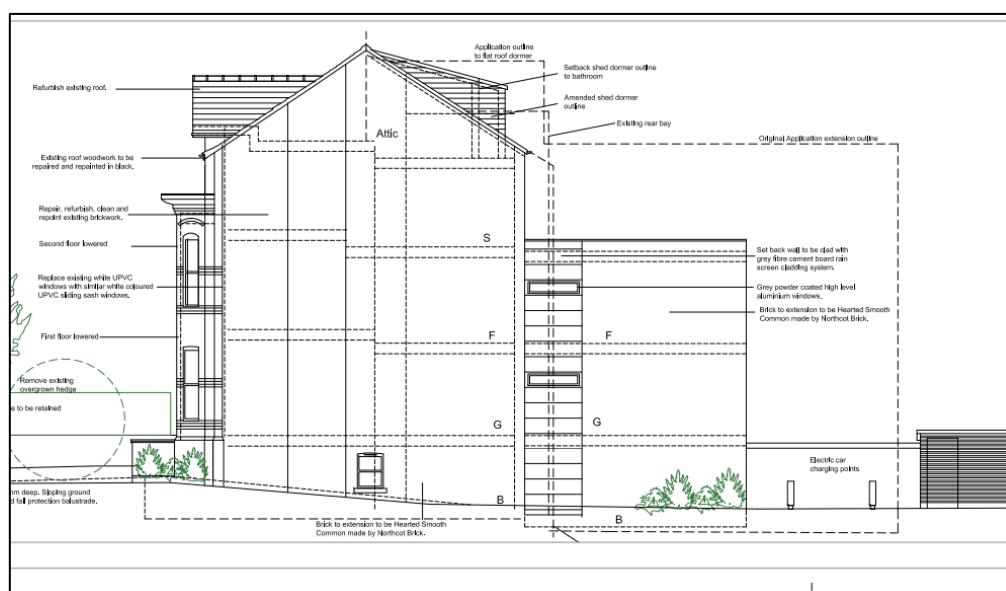


Figure 7.5: Rear elevation showing three storey rear extension with the design adopting a more contemporary approach.

Example 3

Reference: 110540/FO/2015/S1

Description: Erection of two-storey rear extension to provide 1no. additional, two-bedroom flats making 9no. flats in total with associated parking and landscaping

Address: 26 Demesne Road Whalley Range Manchester M16 8HJ

Decision: Approved 4 March 2016



Figure 7.6: Rear elevation showing approved two storey rear extension.



Figure 7.7: Rear elevation showing approved two storey rear extension.



Figure 7.8: Photograph of as built extension.

Example 4

Reference: 115914/FO/2017

Description: Erection of four-storey rear extension in association with creation of 12no. self-contained flats, with associated bin store and alterations to vehicular accesses

Address: 10-12 Alexandra Road South Manchester M16 8ER

Decision: Approved 25 Sep 2017



Figure 7.9: Rear elevation showing approved four storey rear extension.



Figure 7.10: Rear elevation showing approved four storey rear extension.



Figure 7.12: Photograph of as built four storey rear extension.

- 7.33 The above examples demonstrate that substantial rear extensions to Victorian villas within the Whalley Range Conservation Area have been granted planning permission.
- 7.34 The application proposals include the provision of five car parking spaces within the site. These are positioned at the rear and therefore have little influence on the Deerpark Road streetscene and the wider Conservation Area. Planting will provide further visual screening of the car parking. It is also highlighted that much of this space is already hardstanding and therefore the proposal does not lead to the loss of soft landscaping or mature trees which can be protected by good practice during the construction period. It is considered that a detailed landscaping scheme (including details of high quality hard and soft landscaping) can be agreed at condition discharge stage. The position of the bin and cycle storage is also discrete and appropriate, and will be screened by vegetation, whilst also being convenient in relation to the front entrance.
- 7.35 In overview, for the above reasons it is considered that the development will respect the Whalley Range Conservation Area and will not cause harm to its character and appearance. It is therefore concluded that there is no adverse impact on the heritage significance of the Conservation Area.

Summary of Heritage

- 7.36 In overview it is concluded that the development will not cause harm to the significance of 10 Deerpark Road nor the Whalley Range Conservation Area. On this basis, the proposed development is consistent with Core Strategy Policies EN1, EN3 and DM1; Saved UDP policy DC18; PFE policies JP-P1 and JP-P2; the Guide to Development in Manchester SPD; and, the Council's Whalley Range Conservation Area guidance. The development is also in accordance with relevant heritage provisions at Section 16 of the NPPF, and the NDG.

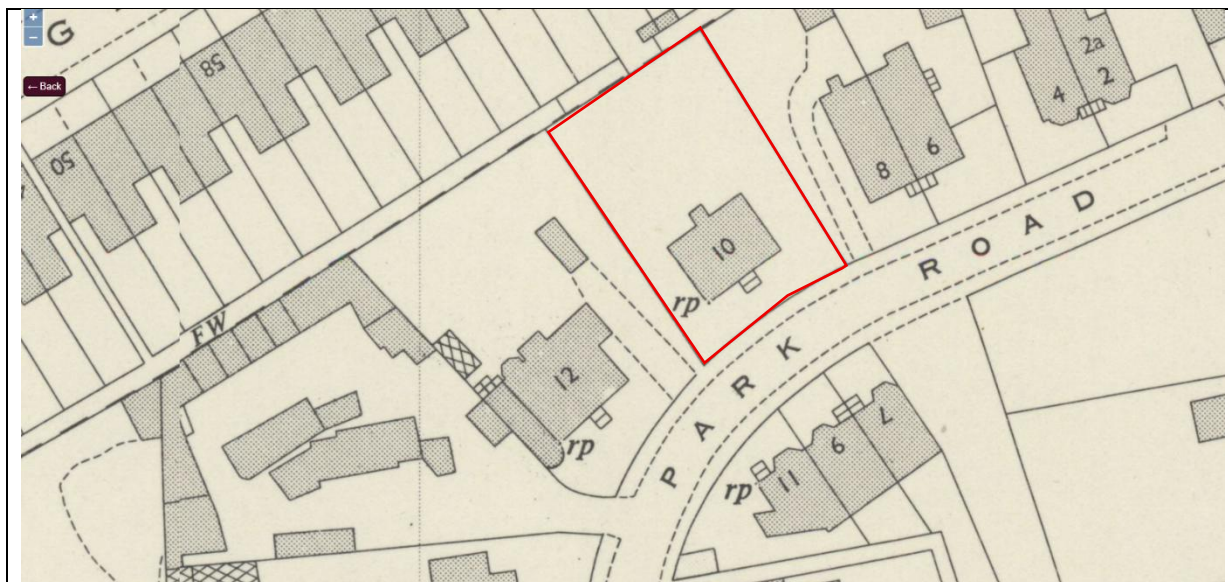
8. Conclusion

- 8.1 As discussed throughout this Statement it is concluded that the proposal accords with national and local planning policy guidance, conforming with Core Strategy policies, saved policies of the UDP, policies of PFE, and relevant supplementary planning documents/guidance.
- 8.2 Within the planning balance particular attention is drawn to Paragraph 125c of the NPPF which requires that decision-makers give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. The proposal does involve the redevelopment of suitable brownfield land to meet housing needs, whilst it has been demonstrated that the development would not be associated with planning / heritage impacts which would amount to 'substantial harm' which is a high threshold.
- 8.3 The proposed scheme will deliver a range of significant positive planning and regeneration benefits as discussed within this report, which should be afforded weight in the planning balance, including:
- The redevelopment of a vacant building / previously developed land and the provision of a scheme of high design quality which will have a positive impact on the streetscene and will not cause harm to the Whalley Range Conservation Area nor the heritage significance of the building itself. The proposed extension responds sensitively to its context in terms of its scale/massing, siting, appearance, materiality and detailed design. The relationship with surrounding uses has also been carefully considered to ensure amenity is protected.
 - The development of high-quality apartments to meet local housing demand and that is in keeping with Deerpark Road. The accommodation will be attractive to a diverse market including first time buyers, young professionals, key workers, and older people looking to downsize.

- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby shops / facilities by future residents. Employment will also be created / sustained through the delivery of the development and supply of materials etc.
- A scheme which will minimise opportunities to commit crime and reduce the fear of crime by providing passive surveillance and increasing footfall in the vicinity of the site. The development will also incorporate appropriate security fixtures and fittings to minimise the likelihood of crime.
- The provision of a development with high sustainability credentials that will deliver a range of economic, social and environmental benefits.
- The development of brownfield land which will help reduce the pressure to build on green space and Green Belt land. The site is in close proximity to high quality public transport, enabling future residents to travel sustainably, minimising use of the car. EV charging and secure cycle parking is also provided.

8.4 On this basis Paul Butler Associates are pleased to submit this Planning and Heritage Statement in support of the planning application and respectfully recommend its approval.

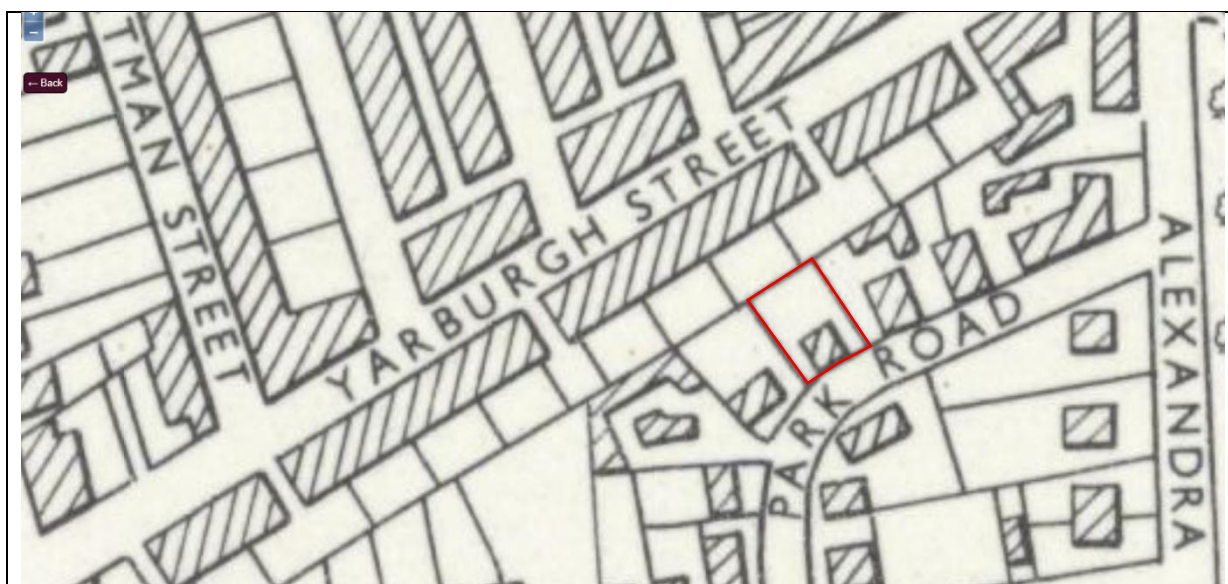
Appendix 1: Historic Maps



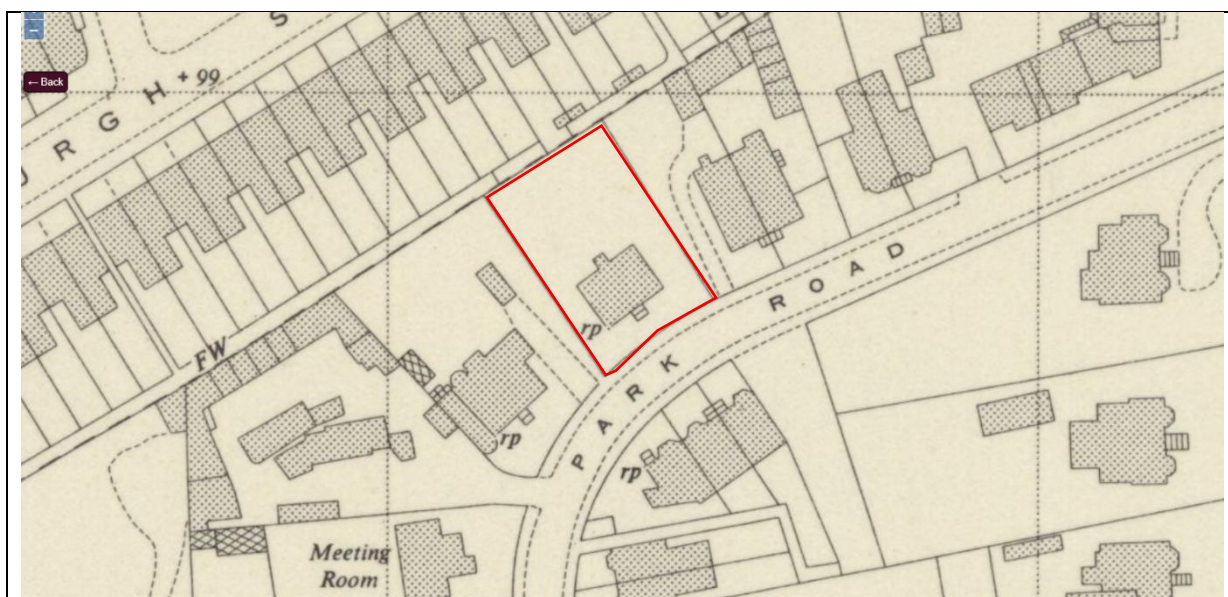
SJ8395SW-A Published 1973



SJ89NW – A Published 1972



SJ89NW-A Published 1956



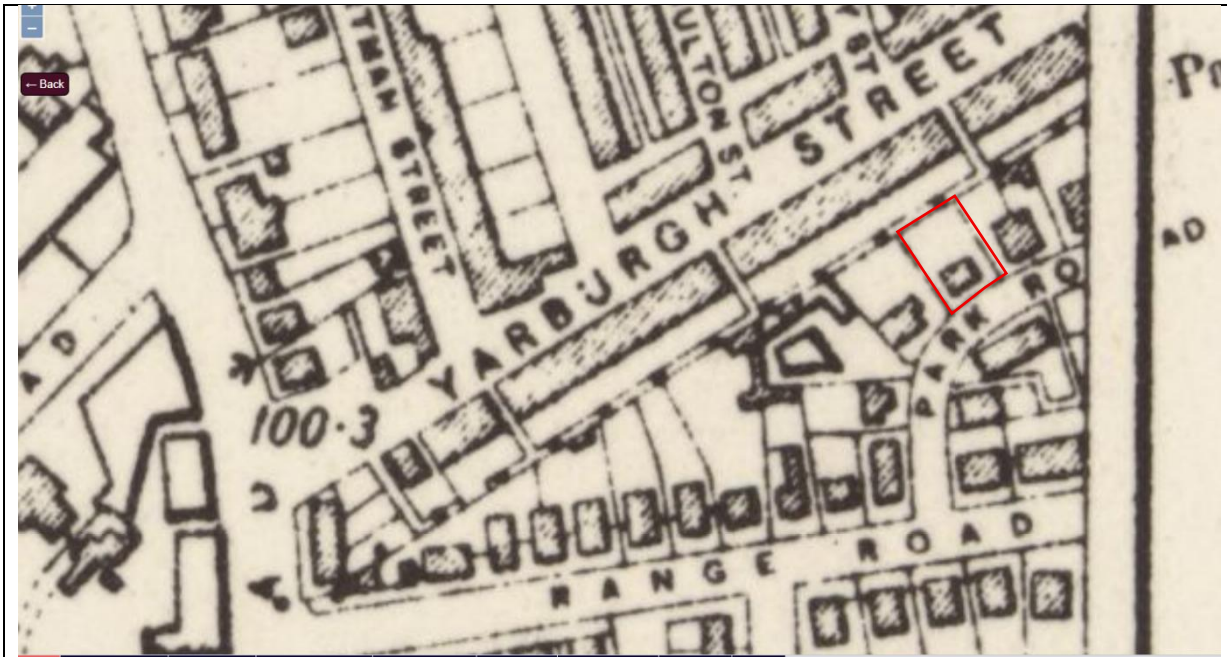
SJ8395 - A Published 1951



Lancashire Sheet CIV.SW Published ca.1946



Cheshire Sheet IX.NE Published ca. 1946



Cheshire IX.NE (Special Emergency Edition) revised 1904-1908, selected revision 1938



Lancashire Sheet CIV.SW Published 1936



Lancashire CIV.14 Published 1934



Lancashire Sheet CIV.SW Published 1923



Lancashire Sheet CIV Published 1923



Lancashire CIV.14 Published 1922



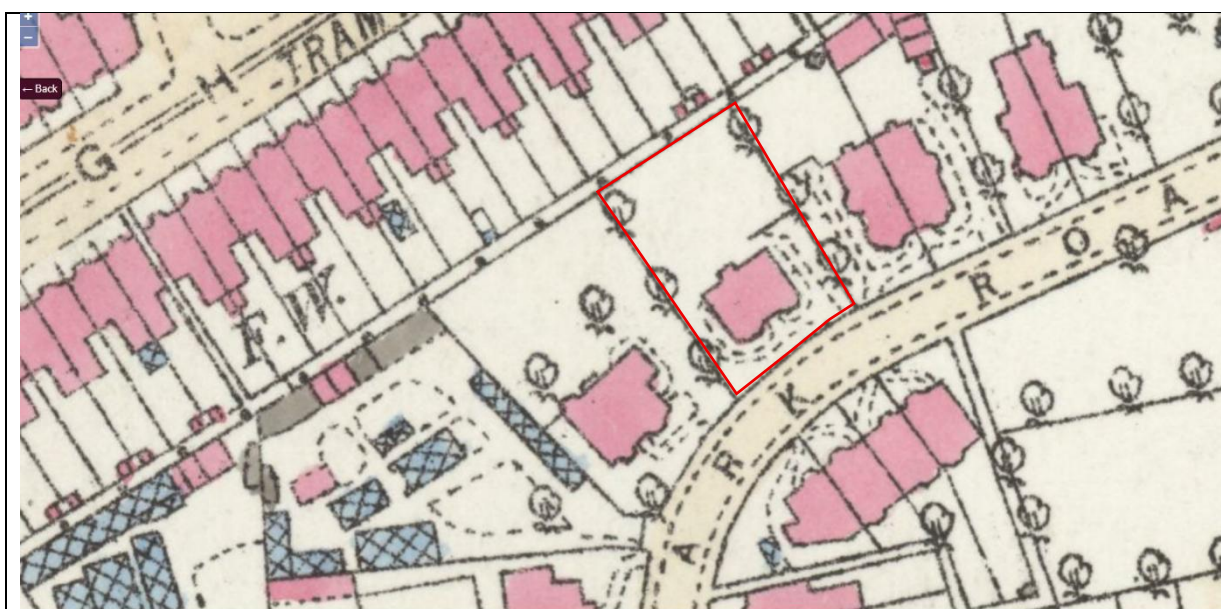
Cheshire Sheet IX.NE Published 1911



Lancashire Sheet CIV.SW Published 1909



Lancashire Sheet CIV, SW Published 1896



Lancashire CIV.14 Published 1893



Manchester - Lancashire CIV.14.23 Published 1891



Lancashire Sheet CIV Published 1848. House is roughly within the red circle.