

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144673/FO/2025

Date registered valid: 23 December 2025

Proposal: Internal alterations to create 2no. two-bedroom duplex apartments over the ground and basement floor, resulting in a total of 5no. flats.

Address: 119 Palatine Road, Manchester, M20 3YA

Ward(s): Didsbury West Ward

Applicant: Diana Gruber

Agent (if any): Stuart Wighton, Wighton Architects Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10th February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 6 January 2026

Standard consultations: Printed: 6 January 2026 Expired: 27 January 2026

Neighbour notifications: Printed: 6 January 2026 Expired: 27 January 2026

Site notice: Posted: 6 January 2026 Expired: 27 January 2026

Press advert: Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

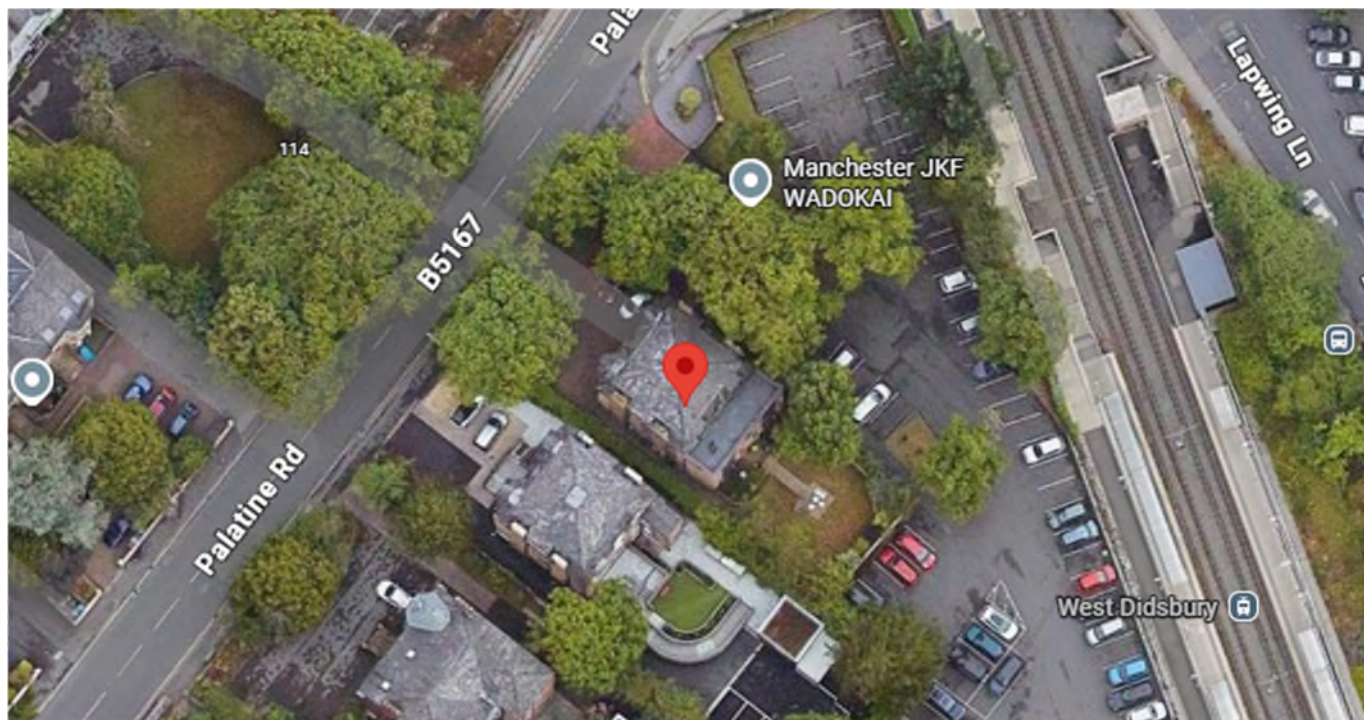
Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: No specific TPOs, however, as the site is located within a conservation area all trees are protected

The application relates to a large two-storey detached villa property, constructed of buff and red brick with a grey slate hipped roof featuring decorative metalwork. The property features black framed windows, including two two-storey bays to the front and three front dormer windows, a large parking area to the front bordered by a mid-level buff brick wall, original gateposts and soft landscaping, a two storey flat roofed rear extension, lightwells to the front, side, and rear, and a spacious rear garden bordered by high-level brick walls and timber fencing.

Located within the Didsbury West ward of Manchester, the surrounding area is mixed in terms of its character with Northern Lawn Tennis Club located to the southeast, West Didsbury Metrolink tram station and a row of shops located to the northeast and residential properties located to the southwest and northwest.

The property is not listed; however, it is sited within the Blackburn Park Conservation Area.





Description of development

The applicant is seeking planning permission for “Internal alterations to create 2no. two-bedroom duplex apartments over the ground and basement floor, resulting in a total of 5no. flats.”

Planning history

041352 – Change of use of 1st floor flat into two self-contained flats to create a total of 4 self-contained flats – Approved (1992).

067756/FO/SOUTH2/03 - Change of use and rear 3 storey flat roof extension to create 7 flats with associated car parking – Approved (2003).

067757/CC/SOUTH2/03 - CONSERVATION AREA CONSENT Change of use and rear 3 storey flat roof extension to create 7 flats with associated car parking following demolition of existing rear outrigger – Approved (2003).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

MCC’s Environmental Health Services made no objection to the proposal.

MCC’s Highways Services issued the following comments in response to the application:

- The site is located on the adopted highways Palatine Road, the B5167.
- The adopted highway extends to the curtilage line of the property with kerbside ‘no waiting’ restrictions operational adjacent to the site. A 30mph speed limit is in place.
- The scheme proposes to reduce the number of apartments within the building from 7no (4no 2 beds, 2no 1 beds and 1no 3 bed apt) into 5no apartments (1no 2 bed, 2no 1 bed and 3no 3 beds).
- The change to the building is unlikely to generate any increase in vehicle trips and therefore no traffic impact on the adopted highway is envisaged.
- The site is well accessed by sustainable modes, with a tram and five bus services located within a walkable radius of the site. Several opportunities for walking exist, with a comprehensive footway network available.
- Access remains as existing. The current site has existing parking spaces located within its boundary, there will be no changes to these parking provisions. Highways consider this acceptable in parking demand terms.
- No cycle storage is offered. Secure and sheltered cycle storage would be welcomed at a minimum provision of one-per-unit, in line with MCC Residential Guidelines.
- No boundary works are proposed.
- There will be no change to the current recycling and waste arrangement on the site.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC5 – Flat Conversions
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 - Waste
- Policy H1 – Overall Housing Provision
- Policy H6 – South Manchester
- Policy T1 – Sustainable Transport

The National Planning Policy Framework (NPPF, 2024)

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development
- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-J3: Type, Size, and Design of New Housing

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 6 – Delivering a Sufficient Supply of Homes
 - Policy HO7: Meeting the need for homes
- Chapter 12 – Making Effective Use of Land
 - Policy L2: Making effective use of land
 - Policy L3: Achieving appropriate densities
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 15 – Promoting Sustainable Transport
 - Policy TR4: Street design, access, and parking
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets

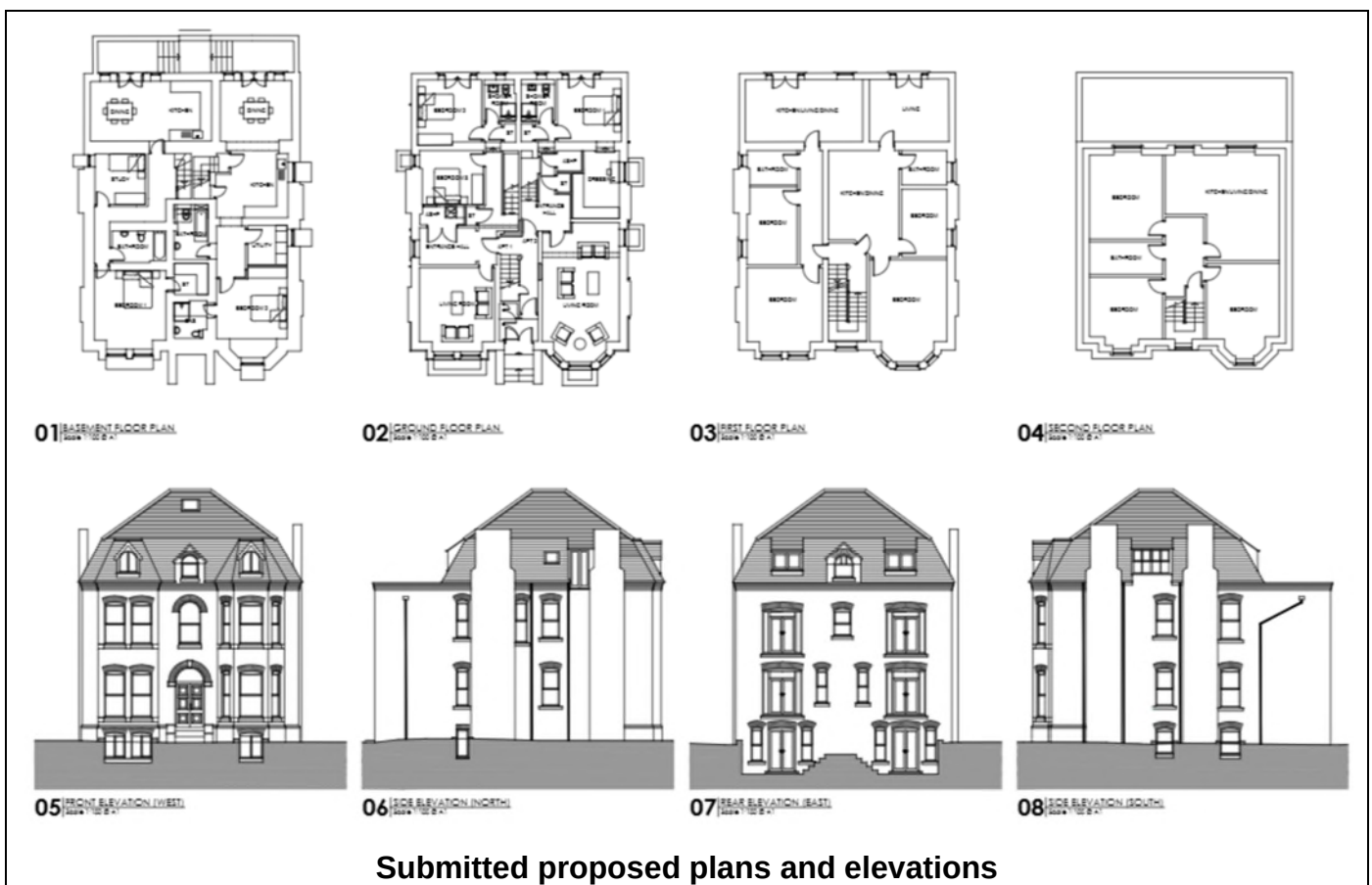
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation Areas

Guide to Development In Manchester: The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

Manchester Residential Quality Guidance (2017)

Appendix - Manchester's Emerging Space Standards

Technical Housing Standards – Nationally Described Space Standard (2015)



Issues

Principle – the principle of the proposal, to undertake internal alterations to convert the existing 4no. duplex apartments on the ground and basement floors of the property into 2no. larger duplex apartments, is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, impact upon the Blackburn Park Conservation Area, residential amenity, standard of accommodation, waste storage, and parking, as well as other matters. No alterations are proposed to the existing 3no. flats located at first and second floor level.

Siting, scale, and massing – no extensions proposed, therefore, the siting, scale, and massing of the site would be unaffected by the proposal.

Appearance and visual amenity – no external alterations proposed, therefore, the appearance of the property and visual amenity of the area would be unaffected by the proposal.

Impact upon the Blackburn Park Conservation Area – the alterations to the property are internal only and, therefore, would not significantly alter the character of the exterior façade or the street scene. The proposal is therefore not considered to cause undue harm to the character and appreciation of the Conservation Area.

Residential amenity – as no extensions are proposed, there would be no associated impacts in terms of overshadowing, loss of light, or loss of outlook for neighbouring occupiers. In addition, no new external windows, doors, or other openings are proposed; therefore, the privacy of surrounding residents would remain unaffected.

The proposal would also result in a reduction in the number of residential units within the building, decreasing from seven to five. This represents a less intensive use of the site and is considered beneficial to the residential amenity of the area, as it would likely lead to fewer comings and goings and reduced levels of activity than the existing higher household numbers.

Standard of accommodation – Apartment 1 (a 3-bedroom, 6-person unit), located on the left side of the building and spanning the ground and basement floors, would provide a gross internal floor area (GIA) of approximately 127 sqm. This comfortably exceeds the Nationally Described Space Standard (NDSS) requirement of 102 sqm for a dwelling of this size and occupancy.

Apartment 2 (a 2-bedroom, 4-person unit), located on the right side of the building and also arranged across the ground and basement floors, would provide a GIA of approximately 132 sqm. This significantly exceeds the NDSS minimum of 79 sqm for accommodation of this type and occupancy level.

All habitable rooms within both proposed apartments would be served by at least one window, ensuring that future occupants would benefit from adequate natural light.

In addition, the prospective occupiers would have access to the shared amenity space located to the rear of the site.

The standard of accommodation proposed under the application is therefore considered acceptable.

Waste – the submitted Design and Access Statement indicates that there would be no change to the existing waste storage and management arrangements of the site. The existing bins, comprising 2no. 1100L bins, are shown as being located within the car parking area of the site,

screened from the highway by the existing boundary treatment and soft planting to the front. MCC's Environmental Health services reviewed the proposal and made no objection to these arrangements.

Parking – the submitted Design and Access Statement and application form indicate that there are multiple existing parking spaces (6) located within the boundary of the site. All are accessed off Palatine Road. There will be no changes to the existing parking provisions. MCC's Highways Services reviewed the proposal and made no objection to the existing arrangements, indicating that the change to the building is unlikely to generate any increase in vehicle trips and therefore no traffic impact on the adopted highway is envisaged. The site is well accessed by sustainable modes, with a tram and five bus services located within a walkable radius of the site. Several opportunities for walking exist, with a comprehensive footway network available.

Cycle parking – MCC's Highway Services have advised that the proposal should incorporate secure, sheltered cycle parking at a minimum rate of one space per residential unit, in accordance with Manchester City Council's residential standards. Full details of the cycle storage provision will be required and secured by condition.

Trees – no works to trees are proposed as part of this application. Any future tree works would require a separate application for consent, as the trees are protected by virtue of their location within a conservation area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual amenity, residential amenity, and the Blackburn Park conservation area, standard of accommodation, waste storage and parking as it broadly complies with saved policy DC5, DC18, and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, EN3, EN19, H1, H6 and T1 of the Manchester Core Strategy, the National Planning Policy Framework (2024), Places for Everyone, the draft National Planning Policy Framework (2025), and nationally described space standards.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'PROPOSED FLOOR PLANS AND ELEVATIONS', received by the City Council as Local Planning Authority on the 15th December 2025.

'PROPOSED SITE PLAN WITH BLOCK AND ROOF PLANS', received by the City Council as Local Planning Authority on the 3rd December 2025.

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

3) C3(a) use:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Short term lets restriction:

The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Cycle parking details:

Prior to first occupation of the development hereby approved, details of the space and facilities for bicycle parking to be installed at the site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, the bicycle parking must be sheltered and secure.

The development shall be carried out in accordance with the approved details and shall be retained and made available for use at all times thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Blackburn Park Conservation Society
West Didsbury Residents Association

Flat 8, 123 Palatine Road, Manchester, M20 3YA
Flat 7, 123 Palatine Road, Manchester, M20 3YA
Flat 6, 123 Palatine Road, Manchester, M20 3YA
Flat 5, 123 Palatine Road, Manchester, M20 3YA
Flat 4, 123 Palatine Road, Manchester, M20 3YA
Flat 3, 123 Palatine Road, Manchester, M20 3YA
Flat 2, 123 Palatine Road, Manchester, M20 3YA
Flat 1, 123 Palatine Road, Manchester, M20 3YA
Flat 2, 44 Lapwing Lane, Manchester, M20 2WR
Flat 1, 44 Lapwing Lane, Manchester, M20 2WR
42 Lapwing Lane, Manchester, M20 2WR
Flat 9, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 6, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 4, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 2, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 16, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 14, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 12, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 10, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 1, 119 Palatine Road, Manchester, M20 3YA
Flat 8, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 7, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 5, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 3, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 18, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 17, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 15, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 13, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 11, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 1, The Residence, 116 - 118 Palatine Road, Manchester, M20 3ZA
Flat 7, 119 Palatine Road, Manchester, M20 3YA
Flat 6, 119 Palatine Road, Manchester, M20 3YA
Flat 5, 119 Palatine Road, Manchester, M20 3YA
Flat 4, 119 Palatine Road, Manchester, M20 3YA
Flat 3, 119 Palatine Road, Manchester, M20 3YA
Flat 2, 119 Palatine Road, Manchester, M20 3YA
Northern Lawn Tennis And Squash Club, Palatine Road, Manchester, M20 3YA
Wren House, 108 Palatine Road, Manchester, M20 3ZA
114 Palatine Road, Manchester, M20 3ZA
121 Palatine Road, Manchester, M20 3YA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA