

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143636/FO/2025

Date registered valid: 25 September 2025

Proposal: Conversion of existing basement to form 2 x one bedroom self-contained apartments (Class C3) with associated elevational alterations.

Address: 23 Lincoln Grove, Manchester, M13 0DX

Ward(s): Ardwick Ward

Applicant: Mr Matt Atherton, Profal Property & Lettings

Agent (if any): Mr Mathew Eaton, ME Design Solutions

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 16 October 2025

Standard consultations:

Printed: 7 October 2025 Expired: 28 October 2025

Neighbour notifications

Printed: 8 October 2025 Expired: 29 October 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is in a predominantly residential area with a high concentration of shared accommodation. Notwithstanding the above, Swinton Grove Park is opposite the site (north-west) and St Chrysostoms Primary School to the north-east.

This planning application relates to a large three storey Victorian villa constructed over a basement. It is situated on the south-east junction of Lincoln Grove and Carmoor Road and set within garden areas. The application property has significant architectural quality and is primarily composed in red/ orange brickwork with grey slate roof. The principal elevation incorporates a central recess set between two projecting 'bookend' elements rising beyond the eaves to form hipped pitched roof adjoining the front roof slope. Three ground floor bays an ornate porch articulates the principal elevation. The central bay incorporates tree rising elements of diminishing scale terminating beyond the eaves with a hipped pitched roof. Windows, not incorporating bays are set withing white painted stone apertures. The side elevations are incorporate three storey bays.

The existing property currently consists of ten self-contained apartments.

The application property incorporates hard surfaced garden areas used for car parking access via Lincoln Grove (which is also used for pedestrian access). This area is also used for bin

storage. Double yellow lines are partially located on the highway outside application property and at the junction with Carrmoor Road. Lay-bay car parking adjacent and opposite the site have 3 hour restrictions between 8.00 am and 6.00 pm Monday to Friday.



Fig. 1 – Views of the application property

Description of development

The application has been amended to involve the following:

- i. The excavation of three lightwells aligning with and reflecting the configuration of the bays to the ground floor of the principal elevation. A fourth lightwell would be formed to the bay incorporated into south-west elevation. The exposed basement would incorporate brickwork and rectangular windows (reflecting the style of the windows above).
- ii. Internally, the proposal would involve the formation of 2 x one bedroom apartments with bathroom and lounge /kitchen. The internal space would exceed the 50 sq. metre criteria for a one bedroom, two person apartment.
- iii. The new apartments (Flats A and B) would be accessed and egressed by an existing ground floor doorway in the north-west elevation and via a staircase leading to the basement.



Fig.2 – Proposed elevations

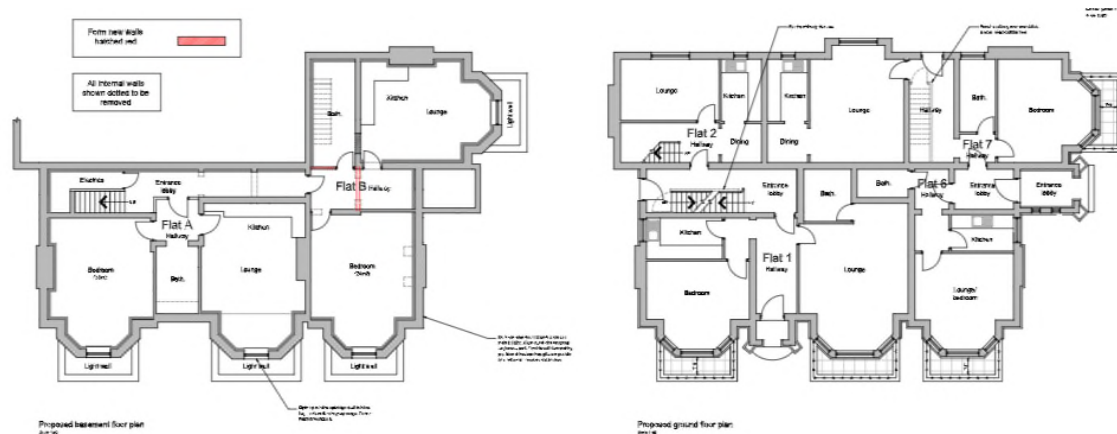


Fig.3 – Proposed layout

Site history

The only previous planning application is referenced below:

019120 Application Withdrawn - 31.03.1983

Lincoln House, 23/25, Lincoln Grove, Chorlton-on-Change of use of flats to offices

There is no record of planning permission being granted to sub-divide the application property into apartments. However, it is considered that application Ref: 019120 demonstrates that the existing occupation of the property as apartments has been historically established.

Consultations & Notification Responses

Local residents - No comments received.

Highway Services – The following comments have been received:

- i. As the development would involve two additional residential dwellings, the number of additional vehicular trips associated with site is expected to be minimal. The highway network can facilitate the additional demands with no highway safety or capacity concerns.
- ii. The site can be accessed by nearby sustainable modes of transport, i.e., bus routes.
- iii. The availability of car parking in support of the development is questioned with resulting concerns for the potential impact on localised car parking, including time limited and residents permit car parking on Lincoln Grove.

- iv. The proposed provision of cycle storage should be condition to secure its implementation. Two cycle storage space should be provided for the two proposed new apartments.
- v. No works are expected to impact the boundary features.
- vi. The waste management arrangements should be conditioned with provision for the return of bins following collection.

Environmental Health – Request a condition to secure approval of waste and recycling management.

Flood Risk Management Team – No objection based on current flood risk data.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective - Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
- ii. The social objective - Development should o support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- iii. The environmental objective - Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would be compatible with the neighbouring built environment and would not unduly harm residential amenity. Section 8 would thereby be accorded with.
- ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development would result in limited interventions to the building thereby maintaining its style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone (2022-2039) - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant and would be appropriately responded to:

- i. JP- P1 - Sustainable places - Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would positively respond to these objectives.
- ii. JP-P6 (Health) - Would be accorded with as the development would not adversely affect the amenities of the area.
- iii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building without further extensions and limited external alterations, thereby minimising the environmental impact. The development would secure an active and viable use for the application property. Policy JP-S1 would thereby be accorded with

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

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

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community

regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would make a small scale contribution to housing provision. Given the characteristics residential development would be suitable within a district centre context. The development would draw advantage from its sustainable location and secure a design that would be appropriately related to the character of the existing building. Policy SP1 would thereby be accorded with.

Policy EN8 Adaptation to Climate Change - States that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In this case, the development would result in a marginal increase in floorspace with a commensurate environmental impact. This would be offset by the use of contemporary construction techniques, including window and door design.

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

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

The details submitted as part of the development provide significant certainty that, with some adjustment, the existing waste and recycling arrangements can be altered to accommodate bins required in support of the development. Policy EN19 would thereby be accorded with.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case, the application site provides on-site car parking, and a residents car parking scheme is in operation in the locality. Traffic regulation orders in the locality aid the management of on-street car parking. The site is in a sustainable location in relation to public transport and cycle storage would be provided. In these circumstances and given the magnitude of the development, it is not considered that traffic generated by the development would significant depart from the existing circumstances and alternatives to private car usage would be available. Policy T1 would be appropriate responded to.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

It is considered that the extension would be an appropriate and proportionate addition to the residential accommodation in the building. The design of the elevational changes would relate appropriately to the building and its context. The configuration of the existing building and arrangement of the proposed apartments would not facilitate inclusive access. The development would not unduly harm residential amenity appropriate security measures can be provided. Waste management can be adapted to accommodate additional bin requirements. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved UDP policy is relevant:

Policy DC26 (Development and noise)

Policy DC26.1 - Has been related to the proposals contribution to the local noise environment, in relation to the operation of the proposed extension and the additional activity it may generate, including customers and traffic movements and the undertaking of servicing and deliveries. In this case, it is considered that noise disturbance would be commensurate with residential occupation and Environmental Health have not required a condition relating to noise attenuation.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The guidance states that the delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance into all aspects of emerging residential schemes. Although the guidance, is relevant to new build development but its space criteria has been referenced in the assessment of the quality of the achieved internal space. In this case the proposed apartments would exceed the required space criteria for a one bedroom, two person units. This would be acceptable given the constraints of the application property.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, discussions between officers and the applicant's agent secured appropriate amendments to the proposed access and egress arrangements to the proposed apartments. The proposed development has been appropriately assessed with reference to the submitted and supplementary details.

Principle of the development – The use of the property as apartments has been historically established. The proposed apartments would be located within existing floorspace. The proposed design of external alterations would reflect the character of the existing property. It is considered that the application site has the capacity to accommodate two additional apartments. Given the characteristics of the existing use of the property and its relationship to the neighbouring area, it is not considered that the development would substantially depart from the existing circumstance. On balance, the principle of the development would be acceptable.

Use - A condition has been included to ensure that the proposed development is appropriately related to the constraints of the site and only occupied as 2 x one bedroom two person flat (Class C3) as detailed on the approved drawings.

Design – The exposed basement elevations would retain the shape of the ground floor bay thereby maintain the character and appearance of the host building. The formation of the

lightwells and relating to balustrades would have limited impact on the application property, its character and relationship to the surrounding context. A condition has been attached to ensure that repaired, reinstated and new brickwork (including the formation of retaining walls) is undertaken using matching materials. A separate condition has been included requiring the approval of balustrade railings to the perimeter of the lightwells. The lightwells would require limited excavation and reducing the loss of external space to the front and rear of the property.

Residential amenity – The layout of the proposed apartments would respond to the constraints of the existing building. However, the achieved space would secure appropriate space for one bedroom, two bedroom apartments thereby encouraging sustained occupation. The levels of activity would be proportionate and manageable in the context of self-contained space. The proposed habitable rooms would be served with windows to provide adequate natural light. It is considered that the levels of noise and activity would be commensurate with the existing use of the property.

Crime and security – Access to the proposed apartments would be via an existing side doorway, thereby reflecting existing circumstances. A condition has been included to ensure the approval of balustrades to the lightwells (on the grounds of security and safety). The development is capable of incorporating further measures to reduce crime and improve security. Appropriate measures have been recommended and related to the development through an informative.

Access - The development would not achieve inclusive access due reliance upon steps to address changes to internal and external levels.

Waste management – A condition has been included to ensure that the existing bin storage arrangements are viewed to accommodate the additional capacity required to support the development. Improvements to the existing arrangement would be gained through the required provision of a bin enclosure.

Highways issues – Notwithstanding Highways comments, the garden areas around the application property have been hard surfaced and are used for car parking with an established vehicular access and egress from Lincoln Grove. As stated, existing TROs and other parking restrictions manage localised on-street car parking. On balance, the impact of traffic generated by the proposed use would be limited (by the magnitude of the development) and is capable of being off-set by the conditioned provision of cycle storage and availability of public transport.

Cycle storage – The applicant has indicated an intention to provide secure cycle storage within the site. A condition has been included requiring the approval of arrangements for cycle storage for implementation as part of the development. This includes any related storage enclosures.

Conclusion - It is considered that the development provides appropriate and proportionate additional residential accommodation. The implementation and future management of the development would be secured through the conditions set out below.

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 and the applicant's agent engaged in discussions that secured appropriate amendments to the proposed access and egress arrangements to the proposed apartments. The proposed development has been appropriately assessed with reference to the submitted and supplementary details.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 26 August 2025 and 28 November 2025:

Planning application forms

Proposed plans & elevations Ref: 100 – 02B.

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

3) The development hereby approved and details on approved drawing Ref: Proposed plans & elevations Ref: 100 – 02B shall be occupied as 2 x one bedroom, two person apartments (Class C3) and for no other purpose.

Reason – For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - To ensure the development has a satisfactory appearance and in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Before the occupation of the development, a scheme detailing design, specification and appearance of balustrade railings to the perimeter of lightwells as shown on drawing referenced: Proposed plans & elevations Ref: 100 – 02B, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - To ensure the development has a satisfactory appearance and in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) Before the occupation of the development, a scheme for the storage of waste and recycling, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include bin capacity, details of a bin storage enclosure and arrangements for the presentation of bins to a collection point and their return to the storage areas following collection. The approved scheme shall be implemented before occupation of the development and maintained in situ thereafter.

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

7) Before the first occupation of the development, a scheme for the storage of two cycles, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

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

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) It is recommended that any new windows, doors, locks and fittings meet Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

MCC Flood Risk Management

15 Lincoln Grove, Manchester, M13 0DX
21 Lincoln Grove, Manchester, M13 0DX
Flat 10, 25 Lincoln Grove, Manchester, M13 0DX
Flat 9, 25 Lincoln Grove, Manchester, M13 0DX
Flat 8, 25 Lincoln Grove, Manchester, M13 0DX
Flat 7, 25 Lincoln Grove, Manchester, M13 0DX
Flat 6, 25 Lincoln Grove, Manchester, M13 0DX
Flat 15, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 13, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 10, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 7, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 5, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 1, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 4, Lincoln House, 23 - 25 Lincoln Grove, Manchester, M13 0DX
Flat 4, 19 Lincoln Grove, Manchester, M13 0DX
31 Carmoor Road, Manchester, M13 0EA
26 Carmoor Road, Manchester, M13 0DY
20 Carmoor Road, Manchester, M13 0DY
16 Carmoor Road, Manchester, M13 0DY
Flat 2, Lincoln House, 23 - 25 Lincoln Grove, Manchester, M13 0DX
18 Carmoor Road, Manchester, M13 0DY
25 Lincoln Grove, Manchester, M13 0DX
Flat 4, 27 - 29 Carmoor Road, Manchester, M13 0EA
Garage C Rear Of 15, Lincoln Grove, Manchester, M13 0DX
Garage B Rear Of 15, Lincoln Grove, Manchester, M13 0DX
Garage A Rear Of 15, Lincoln Grove, Manchester, M13 0DX
Flat 16, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 14, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 12, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 11, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 9, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 8, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 6, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 3, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 2, 27 - 29 Carmoor Road, Manchester, M13 0EA
Flat 1, Lincoln House, 23 - 25 Lincoln Grove, Manchester, M13 0DX
17 Lincoln Grove, Manchester, M13 0DX
Flat 1, 19 Lincoln Grove, Manchester, M13 0DX
Flat 3, Lincoln House, 23 - 25 Lincoln Grove, Manchester, M13 0DX
6 Bincombe Walk, Manchester, M13 0EG
4 Bincombe Walk, Manchester, M13 0EG
2 Bincombe Walk, Manchester, M13 0EG
7 Corn Close, Manchester, M13 0EB
5 Corn Close, Manchester, M13 0EB
3 Corn Close, Manchester, M13 0EB
33 Carmoor Road, Manchester, M13 0EA
24 Carmoor Road, Manchester, M13 0DY
22 Carmoor Road, Manchester, M13 0DY
14 Carmoor Road, Manchester, M13 0DY
12 Carmoor Road, Manchester, M13 0DY
10 Carmoor Road, Manchester, M13 0DY
Flat 5, Lincoln House, 23 - 25 Lincoln Grove, Manchester, M13 0DX

Flat 5, 19 Lincoln Grove, Manchester, M13 0DX
Flat 3, 19 Lincoln Grove, Manchester, M13 0DX
Flat 2, 19 Lincoln Grove, Manchester, M13 0DX
1 Corn Close, Manchester, M13 0EB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA