

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142836/FO/2025

Date registered valid: 4 June 2025

Proposal: Erection of a single storey rear extension in association with the conversion of the ground floor from office use to form 3 no. 1 bedroom 1 person apartments (class C3 use),

Address: Ground Floor Office, 47 Sedgeborough Road, Manchester, M16 7EU

Ward(s): Moss Side Ward

Applicant: Mrs Mary Ghaffari, HD Rental Properties

Agent (if any): Mr Stephen Mckiernan

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9th December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 29th July 2025

Standard consultations:

Printed: 13 November 2025

Expired: 4 December 2025

Neighbour notifications

Printed: 13 June 2025

Expired: 4 July 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

The property that is the subject of this application is identified as 47 Sedgeborough Road. It is a large two storey detached former public house (known previously as The Great Western). Part of the ground floor, together with the first floor and second floors are in use as a 14-bed single occupancy house in multiple occupation. This was by way of a Certificate of Lawful Development ref 143053/LE/2025. The building is located at the junction of Sedgeborough Road and Walford Street. At the right- hand side of the rear is an area of hardstanding that is in use as a car park. The remainder of the ground floor was previously in use as a domiciliary care providers office accommodation. There are outbuildings to the immediate rear at the ground floor. There is a deep forecourt that wraps around the front and side of the building at the junction with Walford Street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with the housing stock being primarily social housing and Whalley Range Methodist church on the opposite side of Sedgeborough Road.

Description of development

The proposal is for the conversion of the ground floor office accommodation into three x one-bedroom flats. The accommodation would comprise of lounge, kitchen, bedroom and shower room. To ensure that the accommodation is of an acceptable standard, a single storey rear extension is also proposed, following the demolition of the existing structures to the rear. There would be two parking spaces on the private forecourt which is on the side road of Walford Street, and the existing parking area to the right- hand side of the building is also capable of accommodating additional vehicles and as with the remainder of the building, is all within the

same ownership. The original scheme proposed three parking spaces, however this had impacts on pedestrian safety, as such this has now been reduced to 2 spaces, with physical separation between the pedestrian and vehicular users.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Flood Risk Management- no objections and no conditions are required.

Environmental Health- no objections subject to the attachment of conditions relating to noise and waste management

Highways- had some concerns with regards to vehicles reversing out of the parking spaces and recommend that a condition requiring cycle spaces at one per flat be provided be attached to any consent granted.

Issues

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

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

In this instance the principle of the proposal is considered acceptable. The part of the ground floor that is the subject of this application was previously in use as offices; it is proposed that this element is to be converted to residential accommodation which is the make-up of the remainder of the building. There would be a small single storey extension to ensure that the resultant accommodation is of the required residential standard. The proposal is consistent with other developments of this type within a residential area, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed conversion and extension is deemed to accord with policies DM1 and SP1 of the Manchester Core Strategy.

Residential / Visual Amenity

The applicant proposes to erect a single storey rear extension which would provide additional residential accommodation enabling the conversion to three x one-bedroom flats. The original plans have been revised to provide an acceptable layout, as originally the juxtaposition of the proposed accommodation with that of the existing residential accommodation above was not compatible and was considered that there was potential for residential disamenity due to bedrooms being over living rooms. The use of the ground floor was previously office accommodation, that has been vacated to facilitate the proposed development.

With the submission of the revised layout, the relationships of the residential accommodation between the floors is now considered acceptable.

The proposed flats would have a shower room rather than a bath and as such they achieve the residential quality standards for all three flats. Whilst there is a single storey extension to the rear this is a replacement for the ad hoc single storey units that currently occupy the site. It is not considered that there would be any greater disamenity to the existing occupants of the building associated with comings and goings of residents when compared to the floorspace that was occupied by the offices, its employees and visitors. It is not considered that the proposal would have a detrimental impact upon either the future occupants of the residential accommodation, or neighbouring residential accommodation. A condition would be attached to any consent granted restricting the occupation of each of the three flats to single occupancy. The elevational changes are minor, comprising of the introduction of two doors for entrance to the flats, and the single storey extension to the rear which would not be highly visible from within the street scene. The proposal is not considered to have a detrimental impact upon the visual amenity of the property, nor of the area within which it is located.

In terms of residential amenity, it is not considered that there will be any significant impact, and the proposed development therefore accords with Core Strategy Policy DM1

Scale and Mass

The size and footprint of the proposed extension is comparable in size to many others found in the area and at single storey is not believed to provide an overbearing impact upon the residential amenities of surrounding properties with good sized gaps across public open space between the proposal site and the closest residential properties on Walford Street and Thorncombe Road. The extension is subservient when viewed in the context of the existing building.

Design/ Materials- The extension and the changes in the fenestration will be as follows:

Walford Street elevation sees the introduction of access doors to flats 1 and 2 and the installation of three windows. The existing light well is to be removed.

The Sedgeborough Road elevation (front) would see the replacement of an existing window in an existing elevation.

The internal yard elevation sees the introduction of two doors one serving apartment one and one serving apartment two. These doors also lead out to the private amenity space. The refuse areas can also be accessed via these doors, or via the gate on the Walford Road elevation.

The rear elevation would accommodate the single storey dual pitched extension. The materials proposed match the materials and proportions of the existing building.

Refuse Storage

The proposed bin storage is located to the rear of the property and will be stored in a purpose-built unit. The bins would then be brought kerb side (Walford Street) on collection day before being returned to the store. Refuse collection will be by the City Council on a weekly basis. The proposal is considered to be in accordance with policies DM1 and EN19 of the Manchester Core Strategy.

Parking

There are two parking spaces proposed on the private forecourt area to the side road of Walford Street. In addition, there are no restrictions relating to parking on street within the vicinity of the site, and it is unlikely that the occupants would be of high car ownership. The large parking space that currently serves the remainder of the building also has capacity and is in the same ownership as the section of building relating to this application.

It is acknowledged that highways had some concerns with regards to the two parking spaces on Walford Street forecourt area, however, this is the same situation that has existed for many years serving the office use. The space has had approximately six vehicles historically parking

on the area, (see figure 1 and 2) this is now proposed as a formal laying out of just two spaces that introduce a separation by way of a low wall and railing between the parking spaces and the access point to the proposed residential units. In addition, the parking is the same as that serving the residential properties that sit towards the head of Walford Street at its junction with Thorncombe Road (see figure 3).



Figure 1



Figure 2



Figure 3

The property is well served by public transport linking to other areas of the City, and a condition will be attached regarding cycle spaces to be provided. The parking provision proposed is considered acceptable and in accordance with policy DM1.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with both national and local policies.

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

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:

0436 02 Rev D Proposed Plans and Elevations including front pedestrian entrance boundary treatment received 14th October 2025

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.

3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of the existing building, in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance 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.

4) a) Prior to above groundworks commencing a scheme for acoustically insulating the proposed residential accommodation against noise from Sedgeborough Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial / industrial premises. The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with [Council policy] and the National Planning Policy Framework.

6) Prior to the first use/occupation of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

7) Details of safe and secure cycle parking shall be submitted to and approved in writing by the City Council as local planning authority within three months of the date of this planning consent. The approved cycle parking shall be made available for use so long as the use hereby approved is operational.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

10) Before first occupation, the ground floor shower room window to apartment 1 in the northern elevation as shown on drawing no. 0436 02 -Rev D shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

11) Prior to above ground works commencing a hard and soft landscaping treatment scheme for both the amenity space and the area adjacent to the bin store on drawing ref 0436 02 Rev D shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the materials to be used. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) Notwithstanding details shown on approved drawing referenced 0436 02 Rev D as received by the City Council as Local Planning Authority on 14th October 2025, prior to the first occupation of the development hereby approved, a plan indicating the details including, design, materials and type of boundary treatment/gates to be erected on the boundary with Walford Street to the rear of the bin collection point up to the proposed extension shall be submitted to and approved in writing by the local planning authority. The boundary treatment/gates shall be completed before the residential accommodation hereby approved is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The proforma / waste management strategy must include the following information:
Estimated volumes and types of waste produced by the development;
Details of internal and external stores for both waste and recycling, including any plans and designs;
Location of the proposed collection point and details of the route the collection vehicle will take;
Details of how waste will be transferred between stores and to the collection location; and
Details of number and capacity of bins proposed and collection frequency.
Other details as per 'Waste Proforma v1.0'- refer to guidance at:
[http://www.manchester.gov.uk/downloads/download/6048/waste management strategy](http://www.manchester.gov.uk/downloads/download/6048/waste+management+strategy)
10 units or below = low rise
11 or above = high rise

2) Noise survey data shall include measurements taken during a rush hour period and night-time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night- time-23.00-07.00) 30dB LAeq (Individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times)

Living Rooms (daytime- 07.00- 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Appendix 1 – List of consultees & neighbours notified

Environment Agency
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

47 Sedgeborough Road, Manchester, M16 7EU
8 Thorncombe Road, Manchester, M16 7YB

2 Thorncombe Road, Manchester, M16 7YB
8 Walford Street, Manchester, M16 7EP
2 Walford Street, Manchester, M16 7EP
45 Sedgeborough Road, Manchester, M16 7EU
51 Withington Road, Manchester, M16 7EX
10 Thorncombe Road, Manchester, M16 7YB
6 Thorncombe Road, Manchester, M16 7YB
4 Thorncombe Road, Manchester, M16 7YB
6 Walford Street, Manchester, M16 7EP
4 Walford Street, Manchester, M16 7EP
49 Sedgeborough Road, Manchester, M16 7FR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA