MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144360/P20A/2025
Date registered valid:	24 October 2025
Proposal:	Prior Approval for the erection of an additional floor above the existing building, to provide 6 additional studio flats, car parking, cycle parking and associated storage.
Address:	Hilltop Court, Brooklands Road, Manchester, M8 4JH
Ward(s):	Crumpsall Ward
Applicant:	G&O Securities Limited
Agent (if any):	Mr Billy Whitehead, Planning Insight
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	24 November 2025

Application details

Type of application: Prior approval - new dwellings to flats

Development type: Notifications

Date of site visit: 21 November 2025

Standard consultations:
Printed: 30 October 2025 Expired: 20 November 2025

Neighbour notifications
Printed: 30 October 2025 Expired: 20 November 2025

Press advert
Published: 4 November 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises a four-storey, detached, flat roof block containing 24 self-contained apartments, located at the corner of Brooklands Road to the north and Middleton Road to the east. To the opposite side of Brooklands Road, the site faces residential properties, whilst its rear boundary adjoins further houses along Bettwood Drive.

View of application site looking eastwards towards Middleton Rd

The host building is primarily constructed from masonry, featuring vertical hanging tiles between the windows and white UPVC frames. It also includes recessed balconies. Surrounding the building is a communal garden that extends to the north, east, and south, incorporating hedgerows and several mature trees, some of which, along the eastern boundary with Middleton Road are protected by a Tree Preservation Order.

Parking provision consists of 10 spaces located along the northern and western edges of the site, complemented by a series of garages wrapping around the south-western corner. Vehicular access can be gained from Brooklands Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: Yes

Description of area

The surrounding area is predominantly residential in character, mainly comprising two and three storey dwellinghouses. To the east, opposite the junction of Middleton Road and Brooklands Road lies Lovell Court, a three-storey flat development.

The local topography includes a change in site that slopes off towards the east, and rises again to the eastern side of Middleton Road, meaning the area includes a variety of sunken and elevated properties in relation to the road.

Description of development

Prior Approval is sought for a single-storey upward extension above the detached flatted building, to provide 6 additional studio flats to create 30 residential units in total, together with car parking, cycle parking and associated waste storage.

The upward extension is proposed to be set in by 1 metre form each elevation and would be enveloped in dark zinc cladding.

Within the site curtilage, 4 additional parking spaces are proposed (14 in total). These include 2 spaces to be created by applying new markings to an existing hardstanding area adjacent to a grassed section on the western side of the building and 2 further spaces positioned next to the existing row of garages on the southern side. The provision of these spaces would require the removal of the existing substation and a row of Cypress trees identified as H13 in the accompanying Arboricultural Impact Assessment.

In addition, the proposal includes the demolition of the garages located in the south-western corner of the site to accommodate a new refuse storage area.

Consultations & Notification Responses

Local Residents/Occupiers

32 representations objecting to the proposal have been received, alongside 1 further representation from a RSPB Swift Champion requesting that the development incorporates swift brick to promote biodiversity if the application is approved. Principal concerns are summarised below:

-The proposed works would noise and disruption.

-Concerns are raised about the structural capabilities of the existing building to be able to accommodate an additional floor.

-The proposal involves the use of an unsuitable use of the prior approval route.

-The use of materials is out of keeping with the existing building.

-The proposed would increase existing parking pressures within the property and exacerbate competition for on street parking spaces along and around Brooklands Road.

-The proposal would jeopardise highway safety.

-The proposal would result in the loss of communal garden space.

-The additional floor would lead to increased overshadowing, loss of daylight and overlooking of neighbouring properties.

-More occupants inevitably mean higher noise levels, greater footfall and activity. more waste, and more disturbance.

-The new façade and additional height will alter the appearance of the existing building and the change in scale and massing would be visually intrusive and out of character with surrounding properties.

-The scale and appearance of the proposed flats are out of keeping with the character of the area, which is predominantly two-storey family homes.

-The proposed parking spaces would introduce further noise and light pollution adjacent to existing windows.

-Concerns are raised in relation to the impact to the existing trees and wildlife.

-The proposal represent overdevelopment.

-Concerns are raised about the additional load on the existing drainage capacity.

-The proposal would require scaffolding to remain in place for an extended period, presenting security risks to residents by allowing potential unauthorised access to upper floors and balconies.

Environmental Health

Conditions are advised in relation to construction management, waste management, acoustic insulation and external plant equipment if the application is approved.

Highway Services – The following main comments are made:

-Overall anticipated trips are not considered to be significant and therefore the development is not considered to have a detrimental impact on the highway network

-Based on the submitted assessment, there are no concerns about highway safety within the vicinity of the site.
-The plan confirms that the existing car park provides 10 parking spaces and 17 garages. The Transport Statement confirms that 4 additional parking spaces would be provided for the new apartments. This represents a provision of 67% for the proposed apartments. The proposed car park would provide 14 car parking spaces, which is a provision of 47% across the development.
-It is noted that the Census data indicates that 70% of the average household owns a car.

-It is requested that a Car Park Management Strategy is put in place to manage car parking. Confirmation is also requested on how car parking will be allocated - i.e. first come / first serve.

-Confirmation is requested on whether the existing garages form part of the overall provision for the proposed development or whether these are rented out privately to non-residents.

-Swept path analysis has been provided for the 2 south westerly proposed car parking spaces which confirms that a vehicle can access, manoeuvre and egress from the parking spaces.

-It is requested that confirmation is provided on the existing and proposed level of EVC at the site.

-It is requested that the applicant provide 100% cycle parking.

-An existing bin store is noted on-site. It is understood that this can facilitate all the necessary bins for the existing and proposed apartments. This is acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

-Confirmation is requested on whether a Travel Plan is in place.

-A condition requiring the agreement of a Construction Management Plan is requested.

Manchester Airport (Aerodrome Safeguarding) – No objection. The applicant's attention is drawn to the procedures for crane and tall equipment notifications.

Relevant Planning History

None

Issues

Procedural

The main issue is whether the proposed development complies with the conditions, limitations or restrictions applicable to enable it to be permitted development.

Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) grants permitted development rights for new dwellinghouses on detached blocks of flats.

However, under paragraph A.(a) development is only permitted for engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses.

Paragraph A.1 (j) states further that development is not permitted under Class A.(a) if engineering operations would consist of engineering operations other than works within the existing curtilage of the building to:

(i) strengthen existing walls;
(ii) strengthen existing foundations; or
(iii) install or replace water, drainage, electricity, gas or other services;

In this case, 2 of the proposed car parking spaces to the southern side (rear) of the building would require engineering operations amounting to operational development. Namely, the

removal of a hedge formed by row of Cypress trees, the removal of a substation compound, associated cabling and the creation of hardstanding in place of a grassed area to form the parking spaces.

Area of proposed parking to the southern side of the building

It is considered that these works fall outside the scope of engineering operations reasonably necessary for constructing the additional storey and new dwellinghouses and would therefore require separate planning permission.

Whilst the two proposed parking spaces on the western side of the building are not regarded as development since they involve only new markings on an existing hardstanding and the proposed refuse storage area meets the requirements of Class A A(d), which permits the construction of storage, waste, or other ancillary facilities reasonably necessary to support the new dwellinghouses, the parking spaces on the southern side do not constitute reasonable engineering operations. Consequently, the prior approval procedure is not considered the appropriate process for the development in its entirety.

Further Concerns

There is a further concern of the City Council as Local Planning Authority regarding the resultant scale of the proposed building and its impact in in terms of over-dominance and the adverse impact on the character and visual amenity of the locality.

However, since the proposal does meet with the requirement of the prior approval procedure since the proposal would not meet with the conditions, limitations or restrictions applicable to enable it to be permitted development under Schedule 2, Part 20, Class of the of the GPDO.

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 polices 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: Refuse

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

1) The proposed works go beyond engineering operations reasonably necessary for the construction of the additional storey and new dwellinghouses. Specifically, the scheme includes the formation of two car parking spaces to the rear of the host building, which would require the removal of an existing substation and soft landscaping. These elements amount to separate operational development.

As such, the proposal fails to comply with the provisions of Schedule 2, Part 20, Class A, paragraph A.(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and therefore planning permission is required.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Manchester Airport Safeguarding Officer

Lovell Court, Middleton Road, Manchester, M8 4LB
58 Cedric Road, Manchester, M8 4JD
56 Cedric Road, Manchester, M8 4JD
60 Cedric Road, Manchester, M8 4JD
4 Brooklands Road, Crumpsall, Manchester, M8 4JJ
10 Brooklands Road, Crumpsall, Manchester, M8 4JJ
Flat 10, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 8, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 5, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 3, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 1, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
44 Lower Brooklands Parade, Manchester, M8 4JS
38 Lower Brooklands Parade, Manchester, M8 4JS
32 Lower Brooklands Parade, Manchester, M8 4JS
Flat 9, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 7, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 4, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 2, Lovell Court, Middleton Road, Manchester, M8 4LB
5 Sharnbrook Walk, Manchester, M8 4JW
1 Wilton Road, Crumpsall, Manchester, M8 4NG
Flat 15, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 12, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
9 Brooklands Road, Crumpsall, Manchester, M8 4JH
11 Brooklands Road, Crumpsall, Manchester, M8 4JH
142 Middleton Road, Manchester, M8 4LB
138 Middleton Road, Manchester, M8 4LB
136 Middleton Road, Manchester, M8 4LB
157 Middleton Road, Manchester, M8 4JZ
124 Middleton Road, Manchester, M8 4JU
2 Wilton Road, Crumpsall, Manchester, M8 4WQ
9 Bettwood Drive, Manchester, M8 4JT
Hilltop Court, Middleton Road, Manchester, M8 6JH
159 Middleton Road, Manchester, M8 4JZ
126 Middleton Road, Manchester, M8 4JU
8 Brooklands Road, Crumpsall, Manchester, M8 4JJ
10 Bettwood Drive, Manchester, M8 4JT
8 Bettwood Drive, Manchester, M8 4JT
6 Bettwood Drive, Manchester, M8 4JT
3 Wilton Road, Crumpsall, Manchester, M8 4NG
Flat 24, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 23, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 22, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 21, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 20, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 19, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 18, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 17, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 16, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH

Flat 14, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 13, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 11, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 9, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 7, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 6, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 4, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 2, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
4 Bettwood Drive, Manchester, M8 4JT
2 Bettwood Drive, Manchester, M8 4JT
42 Lower Brooklands Parade, Manchester, M8 4JS
40 Lower Brooklands Parade, Manchester, M8 4JS
36 Lower Brooklands Parade, Manchester, M8 4JS
34 Lower Brooklands Parade, Manchester, M8 4JS
30 Lower Brooklands Parade, Manchester, M8 4JS
144 Middleton Road, Manchester, M8 4LB
140 Middleton Road, Manchester, M8 4LB
155 Middleton Road, Manchester, M8 4JZ
9 Sharnbrook Walk, Manchester, M8 4JW
Flat 8, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 6, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 5, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 3, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 1, Lovell Court, Middleton Road, Manchester, M8 4LB
54 Cedric Road, Manchester, M8 4JD
7 Sharnbrook Walk, Manchester, M8 4JW
3 Sharnbrook Walk, Manchester, M8 4JW
11 Sharnbrook Walk, Manchester, M8 4JW
1 Sharnbrook Walk, Manchester, M8 4JW
128 Middleton Road, Manchester, M8 4JU
6 Brooklands Road, Crumpsall, Manchester, M8 4JJ
12 Brooklands Road, Crumpsall, Manchester, M8 4JJ

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA