

Application Number	Date of Appln	Committee Date	Ward
114898/FO/2016	25th Jan 2017	27th Apr 2017	Old Moat Ward

Proposal Conversion of two, five-bed houses in multiple occupation (Class C4) into seven apartments, including the erection of a two-storey rear extension and a two-storey side extension, formation of lightwells and associated works to car parking, landscaping and boundary treatment

Location 1 And 3 Abberton Road, Manchester, M20 1HQ

Applicant Mrs Wedgwood, 8 Ashwood Rd, Didsbury, M20 2ZB

Agent Mr Matthew Jack, Wighton Architects Ltd, 01/01 Tower Works, Globe Road, Leeds, LS11 5QG,

Description

This application relates to a pair of two-storey villa-style houses. The applicant states that they are currently in use as two, five-bed Houses in Multiple Occupation (HMO), although there is no record of planning permission for HMO use. They are located in a primarily residential area with a mix of house types and sizes, and many of the larger properties have been converted to flats or HMOs.

The proposal originally involved the conversion of the two properties to eleven flats with two-storey rear and side extensions and six parking spaces. Concerns were raised regarding the number of flats proposed and the lack of adequate car parking provision. Following discussions with the applicant's agent the scheme has now been revised and reduced to seven flats with a smaller rear extension, and will now include seven parking spaces.

Consultations

Local Residents – six letters of objection were received to the original scheme– concerns related to:

- Lack of sufficient car parking for the number of flats proposed and the consequent pressure on on-street parking
- Overdevelopment – too many units
- Bulk and massing of rear extension
- Loss of family homes
- Overlooking/loss of privacy
- Lack of amenity space
- Facilities for refuse storage

The 'Friends of Sandhurst Avenue' – have also raised concerns about the parking, the number of units, and the size and design of the rear extension.

West Didsbury Residents' Association – has commented on this proposal as it lies on at the boundary of West Didsbury and Old Moat. The Association has raised issues

that reflect those of the local residents and have also raised concerns about the security of the basement flats at the rear, the design of the light well boundary treatment, and the loss of existing boundary hedging.

Withington Civic Society - has written to endorse the comments made by the 'Friends of Sandhurst Avenue.'

Highways Services – commented on the initial scheme and raised concerns about the number of parking spaces, stating that 100% parking is required. However, it was concluded that the proposed change of use is unlikely to generate a significant increase in the level of vehicular trips and therefore the proposals do not raise any network capacity concerns.

Greater Manchester Police – recommend basement entrances be relocated to main communal entrance and rear parking area should be secured.

Local Residents and Groups have been notified of the revised proposals and any further comments received will be reported to Committee

Policies

National Planning Policy Framework

The National Planning Policy Framework replaced previous guidance in PPGs and PPSs, setting out the Government's planning policies and how they are expected to be applied. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development.

Section 6 Delivering a wide choice of high quality homes - This guidance refers to the delivery of policies that will result in significant increases to the supply of housing. It specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Section 7 Requiring good design - This guidance emphasises the importance of design to the built environment and its contribution to sustainable development and making places better for people and creating attractive, safe and accessible environments.

The Development Plan

Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan although a number of the UDP policies remain extant.

Core Strategy Policy SP1 – sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well-designed places,

making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Core Strategy Policy T2 - Accessible areas of opportunity and need - The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers including the Regional Centre, Oxford Road Universities and Hospitals and the Airport and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities

Core Strategy Policy H1 - Housing - Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. Priority should be given to sites which are in close proximity to centres of high frequency public transport routes and to the re-use of previously developed sites in sustainable locations.

Policy H6 - South Manchester Housing - South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within District Centres as part of mixed use schemes. Outside the District Centres priorities will be for housing which meets identified shortfalls, including family housing.

Core Strategy Policy DM1 - Development Management - This policy seeks to ensure that new development contributes to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities and particularly by contributing to neighbourhoods of choice.

Saved UDP Policies DC5.1 to DC5.3 relate to proposals to convert property to flats. Policy DC5.1 states that regard should be had to: The standard of accommodation; the effects on adjoining houses; the adequacy of car parking; general effects on the character of the neighbourhood; provision of adequate private outdoor amenity space; the desirability of achieving easy access for all and satisfactory provision of refuse storage and collection facilities.

Policy DC5.2 states that there will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, and they will be particularly welcome where large, old, difficult to re-use properties are involved. Policy DC5.3 states that notwithstanding policy DC5.2, the Council will normally refuse permission for any developments in this category which: Do not provide accommodation to the Council's current approved standards; are in tightly-packed residential streets where there is no scope for off-street car parking and where there is already an acknowledged problem of on-street congestion; involve conversion schemes without adequate private external amenity space; or are schemes without satisfactory refuse storage and collection facilities.

Issues

Principle

The surrounding area is predominantly residential in character and the principle of continuing a residential use is therefore accepted. Many of the older, larger properties in the area have been converted into flats or are houses in multiple occupation and Saved UDP Policy DC5.2 states a general presumption in favour of flat conversions in residential areas and particularly where large, old difficult to let properties are involved. The properties are currently being used as two houses in multiple occupation with five residents in each. The conversion to a smaller number of flats is considered an improvement in terms of the standard of accommodation and the density of the proposal. The scheme has been significantly reduced since the initial submission which involved 11 dwelling units. It is considered that seven flats is a reasonable number of units to expect on a site such as this within this context.

However, there are detailed matters that require attention:

Standard of accommodation

The apartments are considered to be a good size, with the six, two-bedroom units being between 65 sq m and 79 sq m and the one-bedroom unit being 53 sq m. All the units are therefore larger than the space standards guidance of 61 sq m for two-bedroom units and 39 sq m for one-bedroom units. It is considered that the revised proposal will therefore provide a good standard of accommodation. Considering the size of the units to be created is considered that a condition should be attached to prevent the individual units being converted to HMOs.

Traffic, parking and access

The proposal originally had only six spaces for 11 units and concerns were raised by Highways Services with 100% provision being recommended. The amended scheme has reduced the number of apartments to seven and the reduction in the size of the extension at the rear has allowed the inclusion of an additional parking space. The proposal now includes seven parking spaces to the rear of the site, using the existing vehicular access on Abberton Road. It is considered that the proposal now includes an appropriate level of car parking and the change of use is unlikely to generate a significant increase in the level of vehicular trips and therefore the proposals do not raise any network capacity concerns.

Cycle provision

The scheme includes a secure bike store at ground level to the rear of the property and this is will accommodate at least one cycle per unit and is considered to be acceptable.

Residential Amenity

The proposal includes two additions: extending 2m to the rear and 1m at the side. The extension does not include side windows and therefore overlooking of adjoining gardens will not be an issue. The new windows to the rear are some 28 to 30m from houses at the rear and this is considered an acceptable distance so that loss of privacy would not be an issue.

Amenity space

The space around the property currently is predominantly hard surfacing with a small garden area to the front and an 'amenity area' within the rear parking area; the potential for any additional garden area is limited by the existing buildings and the size of the site. The provision of roof gardens or terraces is also limited by the design of the existing properties, but a small terrace area has been included for the second floor apartment. This is considered acceptable given the size, location and nature of the development.

Waste

The properties are currently not provided with any dedicated bin stores. The proposals include bin stores for two x 1100l bins at the rear of the site, and further space is indicated for bin storage at the front of the site should this be required. A condition is required to ensure the design of the bins-stores is appropriate and to ensure an appropriate number and type of bins for the development proposed.

Community safety and crime prevention

GMP have raised concerns that the basement flats are accessed from the rear. The applicant has considered access from the main front entrance but state that this compromises the layout of the basement flats. The applicant has agreed to include secure fencing and gates between the property and the side boundaries. This is considered an adequate measure to improve the security of the site, but further comments on this arrangement have been invited from GMP and will be reported to Committee.

Trees and landscaping

There are currently two trees to the rear of the site and two groups of trees/shrubs along the side boundary. One tree is category B and it is proposed that this be retained and protected during construction. The other trees/shrubs are category C and will need to be removed to facilitate the development. The proposals allow for replacement trees in the front garden area. It is therefore considered appropriate to attach a condition requiring the submission, approval and implementation of a landscaping scheme to ensure a good quality treatment in mitigation of the losses.

Conclusion

It is understood that the properties are in HMO use, providing five bedrooms in each property. The proposal is to change the use and refurbish the properties to for a total of seven self-contained flats. The refurbishment of the properties is welcomed and on balance it is considered self-contained flats in this location are acceptable.

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 the right to a fair hearing and to this end the Committee 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 Head 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **MINDED TO APPROVE subject to the receipt of revised drawings and consideration of any further objections**

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with the planning application, particularly in relation to the density of the proposal, car parking, and the impact on the adjoining properties. The application has been determined in accordance with the policies within the Development Plan.

Conditions to be attached to the decision

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:

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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises 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).

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.

5) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. 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.

6) Prior to the occupation of the development, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. Internal and external areas are required. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to Policy DM1 of the Core Strategy.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment,

machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 114898/FO/2016 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Housing Strategy Division
Greater Manchester Police

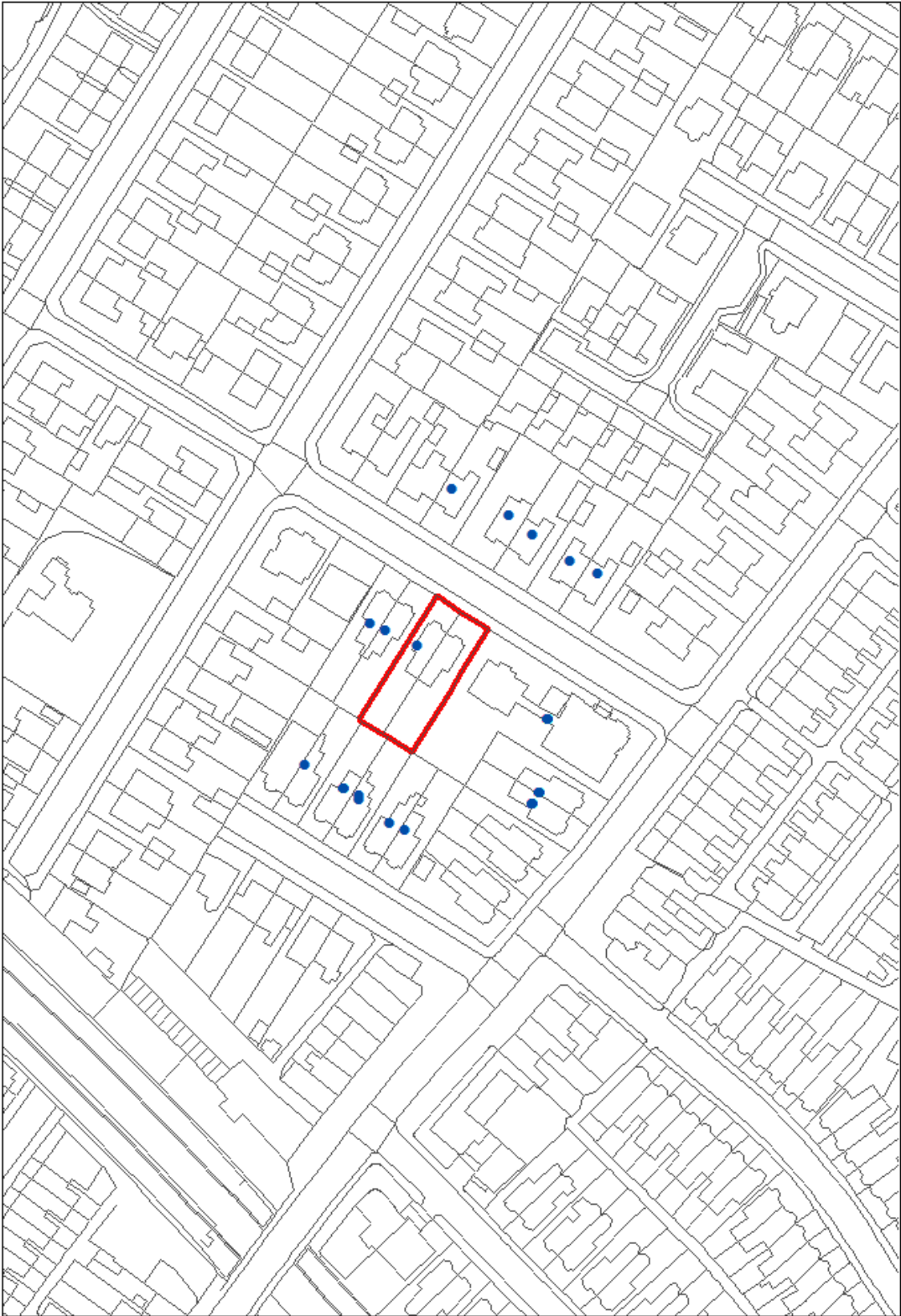
A map showing the neighbours notified of the application is attached at the end of the report.



Representations were received from the following third parties:

31 Sandhurst Avenue, Manchester, M20 1ED
1 Albemarle Ave, Manchester, M20 1HX
Withington Civic Society, 6A Parsonage Road, MANCHESTER, M20 4PQ
22 Albemarle Avenue, West Didsbury, Manchester, M20 1HX
29 Sandhurst Avenue, MANCHESTER, M20 1ED
12 Langford road, Manchester, M20 1QA
37 Sandhurst Ave, Withington, M201ED

Relevant Contact Officer : Paula McGovern
Telephone number : 0161 234 4547

Email : p.mcgovern@manchester.gov.uk



 Application site boundary  Neighbour notification
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