

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 13/01/2026	Ref: 72555/FUL
Registration: 03/12/2025	LDFC: 12/01/2026	Expiry Date: 28/01/2026
Site Visit: 16/12/2025	Site Notice: 16/12/2025	Press Date: 18/12/2025
Objections: 0	Con Area: POPP	Adv Type: CA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIDW

Proposal: Change of use from house in multiple occupation (HMO) (Sui Generis) to 1 no. residential dwellinghouse (Class C3)

Location: 4 Glebelands Road, Prestwich, Manchester, M25 1NE

Description

The application relates to a large 3 storey detached property which is located in the Poppythorn Conservation Area. The lawful use of the property is for an HMO for 11 occupiers which is laid over 3 floors, utilising the roofspace.

The property has a lawned front garden bounded by a stone wall and at the rear is a large area of land which is used for parking. There is also a garden area at the rear. The vehicular access to the rear of the site uses part of the car park of the adjacent flat development and has been included in the red edge and in the applicant's ownership.

The application seeks the change of use of the building from an HMO to 1 no residential dwelling.

The external appearance of the property would not change and at the rear, the gravel driveway would be used for parking with a rear garden beyond. There would also be a secured bike store for 6 cycles. Internally, living accommodation would be provided at the ground floor with 6 bedrooms located on the 1st and 2nd floors.

Relevant Planning History

50461 - Single storey extension at rear - Approve with Conditions 26/11/2008
52762 - Partial demolition of single storey outbuilding and erection of new single storey extension to link to main house - Approve with Conditions 15/09/2010
53720 - Variation of condition no. 2 of planning permission 52762 - Approved drawings to allow alterations to single storey extensions at rear - Approve with Conditions 20/04/2011
62634 - Change of use from residential care home (C2) to 11 bed house of multiple occupation - Approve with Conditions 23/05/2018
63191 - Change of use from House of Multiple Occupation (Class C4) to a nursery (Class D1 non-residential Institution); External alterations for vehicular access to a rear car park and drop off area; Resurfacing of car park and landscaping to gardens - Approve with Conditions 14/11/2018

Publicity

Letters sent to 23 properties on 5/12/25
Site notice posted 16/12/25
Press advert 18/12/25

Comment received querying the status of the planning application and implications for tenants.

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Waste Management - No response received.

Prestwich Village Neighbourhood Forum - Support the application

Conservation Officer - No comments

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-P2	Heritage
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life

and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle

The property had a previous use as a residential care home before becoming an HMO and has therefore functioned as a type of housing accommodation. The property is located in a predominantly residential area. The National Planning Policy Framework (NPPF) emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term.

Given the setting and character of the location and that the change of use would contribute to meeting local housing needs the proposed development would comply with the principles of the NPPF.

Layout

Little change is proposed to the external areas of the property. The access and gated driveway would remain and parking located on a gravel drive at the rear together with a large lawned garden and secure cycle storage.

Internally, the living accommodation would be a the ground floor and 6 bedrooms arranged over the upper two floors.

PfE Policy JP-H3 also states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The dwelling would comply with NDSS and a condition would be included that the dwelling be accessible and compliant with Part M4(2).

Highways

The existing access to the rear of the property would be utilised which leads to a set of gates and an ample driveway at the rear which could comfortably accommodate 3 spaces plus visitors spaces which would comply with SPD11.

A secure bin store would also be provided in the rear garden in line with SPD11.

The proposed development is therefore considered acceptable.

Policy JP-S2: Carbon and Energy

The proposed development aims to achieve requirements of the 2022 Part L Building Regulations through a "fabric-first" retrofit approach, combined with low-energy heating. The property will utilize Mechanical Ventilation with Heat Recovery (MVHR) to maintain high indoor air quality and retain heat that would otherwise be lost through standard ventilation,

significantly reducing the space heating demand.

The proposed development is therefore considered to comply with policy JP-S2.

Policy JP-C2: Digital Connectivity

The proposed dwelling will be provided with high-quality digital infrastructure to support modern working and living requirements. The applicant states the development will ensure access to a "Full Fibre" (FTTP - Fibre to the Premises) connection, ensuring gigabit-capable speeds are available to future occupants.

The site is located in an established residential area with access to major high-speed network providers, and connection to these networks is technically feasible and viable.

The proposed development is therefore considered to comply with Policy JP-S2.

Response to comment

Implications for tenants of the HMO is not a material planning consideration and a private matter.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings -

Revised proposed site plan 009 rev A
Proposed ground floor plan 006
Proposed first floor plan 004
Proposed second floor plan 008
Location plan 001

and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The car and cycle parking indicated on the approved plans shall be made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking and secure cycle provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11.
- 4 The bin storage facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within

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the curtilage of the site, clear of the adopted highway pursuant to policies EN1/2, H2/2 and JP-C8.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	13/1/26	DM	14/01/26