

Application Number	Date of Appln	Committee Date	Ward
086218/FO/2008/N2	3rd Jun 2008	24th Jul 2008	Levenshulme Ward

Proposal Two storey extension at rear of property and internal alterations to existing building to convert 6 existing apartments into 6 family dwellings

Location 1 Rushford Avenue, Longsight, Manchester, M19 2FE,

Applicant Mrs D Chapman, Stables End, Dean End Road, Wilmslow, Cheshire, SK9 2BU

Agent Howard And Seddon 64 Washway Road, Sale, Cheshire, M33 7RE

Description

This application relates to a large detached building in the Rushford Park Conservation Area. The premises are in use as 6 apartments, having been granted planning permission (061087/FO/NORTH2/01) in 2001. The site lies at the corner of Rushford Avenue and Central Avenue, with an existing vehicular access point, onto Rushford Avenue, close to that junction. The property has been extended in the past, with the addition of a two storey extension, on the Central Avenue side of the property, and a single storey extension adjacent to the boundary with no.3 Rushford Avenue. The premises have extensive grounds to the front, side and rear, with hedgerows and mature trees along the site boundaries. There is a catholic club to the east of the site, but otherwise the area is mostly residential.

It is proposed to erect a two storey extension to the rear of the property, after removal of an existing two storey outrigger, and to carry out internal alterations to the existing building, to enable the 6 existing apartments to be converted into 6 larger 'family dwellings'. Three of the units would be accessed from the existing building frontage, with the remaining three having access points facing onto Central Avenue, one from the existing building, and two from the proposed extension. Only one of the proposed units would be accessible to a disabled visitor. The proposal also includes the creation of two new gates, within the existing hedgerow, onto Central Avenue, to provide pedestrian access to three of the units. The proposal also includes the demarcation of 15 car parking spaces, on the existing area of hard surfacing, at the front of the property, including 3 disabled persons spaces, individual refuse enclosures, for each dwelling, and a bicycle store which can accommodate 6 bicycles

The applicants have indicated that they do not intend to fell any trees, although an existing copse at the rear of the site, which includes a number of existing trees, which would be significantly reduced in size, in order to accommodate the proposed works.

The proposal has been advertised on site, and in the press, as development affecting the setting of a Conservation Area.

Consultations

Local residents - 29 letters have been received, from local residents, who object to the proposal for the following reasons:

- The proposed development is not in keeping with the character of the conservation area. The residents consider that the property is a good example of the original larger properties that typified the area, before uncoordinated development resulted in other similar properties being demolished to make way for blocks of flat, which are entirely at odds with the surrounding buildings, and if this project were to go ahead, it would represent a further erosion of the Rushford Park Conservation Area.

- The aims of the conservation area are to conserve gardens, space and buildings and the unique character of the area, and this proposal would be contrary to all those objectives.

- The proposed scheme represents overdevelopment of the site, as it would effectively double the footprint of buildings on this plot, creating a building size which is out of character with surrounding properties, and the conservation area generally, due to the balance between buildings and garden space, which is considered to be the most unique feature of this area. Whilst the developers assert that the plot is oversized in comparison to other plots, and therefore has room for extension, it is the nature of the conservation area, however, that all original properties have extended land to the front and rear and it is this that creates the semi-rural environment. The property is one of the original buildings in the area and, therefore, sets the standard for the density of the accommodation in the area. Encroachment to the front is prohibited by the original Deeds of all properties in the area, and it is considered that these plans represent an overdevelopment of the plot that flies in the spirit of this and would be detrimental to preserving and enhancing the conservation area.

-The proposed block would severely encroach upon the neighbouring properties to the side and back, as it would overlook the garden areas of properties on Park Avenue and Rushford Avenue, causing disamenity to those residents.

-All the houses on this side of Rushford Avenue have long front and back gardens, which help give this conservation area its unique character. These houses share a common building line to the rear, and the proposed extension would destroy this aspect, contravening the original aesthetic ethos of this group of buildings, and would set a precedent for building works on all the other back gardens.

- The proposal would facilitate a significantly higher number of people living at the premises, which would impact on the residential amenity of surrounding occupiers in terms of increased noise and activity at the site.

- The proposed 5 bedroom houses have inadequate living and kitchen accommodation for families, with tiny garden areas, with the majority of the grounds used as car parking and no secure outdoor garden/play areas provided, and propose a number of en-suite bathrooms, indicating that the units are not aimed at families, and the units would in fact be HMO's. This would lead to overcrowding creating a development whose occupants will potentially be

transient and have little investment in the area. Given the immediate proximity of two blocks of apartments on this street, it is felt that there is already an overrepresentation of this kind of property in the area.

- The conservation area was the first in Manchester to be set up precisely in order to halt the demolition of large Victorian properties.

- There is already a problem with visibility and the speed of traffic on the corner of Central Avenue and Rushford Avenue, and the proposed development would considerably exacerbate this problem, with a significant increase in the amount of vehicles using this site. This corner of Rushford Avenue is already a traffic hotspot, with the wall opposite regularly being crashed into and demolished by through traffic. Introducing further traffic to this area, particularly pulling into and out of a driveway, would further increase the dangerous nature of this part of the conservation area. Furthermore, if it transpired that the properties were used as multiple occupancies, the potential increase in traffic, and resulting accidents, would be even more significant.

- The plans refer to 'scrub' at the rear of the application site, and propose its removal, but this is in fact a long established copse of native trees and is an old field boundary, and original deeds show that this has been in existence since at least the building of the properties, in the mid 1950's. Losing this would have a significant detrimental impact in terms of appearance of the immediate area, alongside loss of shelter, food and a sustainable habitat for what remains of the native flora and fauna and would further diminish the green landscape which remains a feature of the area. The applicants propose replacing this with completely inappropriate low height, slow growing ornamental shrubs and fruit trees, which does not match the area and cannot replace the support for the local wildlife. Furthermore, the loss of the trees and inappropriate planting to replace them will fundamentally alter the view from the neighbouring properties and have a negative impact on the residential amenities of those occupiers, due to potential overlooking of their garden areas, loss of privacy and less protection from noise. This would severely compromise the quality of life of these residents as well as further eroding the original quiet and spacious 'semi-rural' feel of the conservation area. Along with the spacious feel, the native trees are a vital part of the semi-rural feel of the conservation area and are of paramount importance in its preservation. The copse and hedgerow need to be preserved so that in time these trees can replace aging trees to preserve the semi-rural feel

- The proposal would surely cause damage to the roots of the trees which are to be retained.

- The proposal involves the creation of 2 new gated pedestrian access points involving the loss of some of the existing hedgerow, which has been a feature of the area for over a hundred years and which would also lead to building works and increased activity on this narrow side road. It is considered that this would create a separate front façade, onto Central Avenue, which is clearly inconsistent with the intentions of the original Victorian developer, and with the preservation of the conservation area.

- Whilst the frontage of the property contains a large area of hard surfacing, turning it into a car park to support 12, or more, cars, would fundamentally alter the look of the avenue.

- The use of the front garden for so many cars would surely result in damage to the existing landscaping within this area.
- The proposal would have a significantly detrimental impact on neighbouring properties, due to noise, loss of privacy, loss of outlook, and the position of the refuse block, which would lie along the boundary with the adjacent property.
- Information submitted by the applicant, in support of his application, indicates that the property is boarded up, but the building is still in use, with a number of tenants living there.
- The area's original Victorian sewage system already experiences periods of difficulty in coping with present day demands made of it by existing accommodation. Periodically, properties experience floods of sewage in their cellars. Clearly, six family dwellings would further overload this system.

A further letter has been received from a local resident, who supports the principle of the development, but who considers it crucial that action is taken to make the corner of Rushford Avenue and Central Avenue safer for pedestrians, as the junction is dangerous because the corner is too sharp and the pavement too narrow. Therefore any permission granted should include measures to make this corner safer.

Head of Engineering Services - Any significant comments will be reported to Committee.

Head of Regulatory and Enforcement Services - No objections.

Chief Landscape Architect - Notes that there are existing trees on site which have a significant visual amenity value, particularly those along the street boundaries, which contribute strongly to the streetscape of this conservation area, and they require all existing trees to be retained. Other planting proposed is considered to be acceptable.

Director of Environment and Operations (Trees) - No objections.

South Manchester Regeneration - Welcomes the conversion of flats and apartments into family accommodation. However, given the design of these proposed dwellings including basement bedroom and small kitchens, they do not believe that they represent true family accommodation.

Greater Manchester Police Architectural Liaison Officer - Expressed a number of concerns about the proposal, as follows:

- The proposed dwellings are positioned in what appears to be communal amenity space and there is no defensible space located around the dwellings. Therefore access can be gained to all elevations of the buildings, leaving the basement/ground floor windows very vulnerable to attack. They are especially concerned with the lightwell located in the elevation facing neighbouring property no. 3 Rushford Avenue. Should a criminal enter the site they are able to gain access to this lightwell, which is tucked away out of sight and attack the window, serving bedroom 5 in dwelling no.2.

They therefore recommend that the sides and rear of the buildings are protected with some defensible space. Visitors to the site should only have access to the front of the properties; this would help to define what areas are private and what areas legitimate visitors are allowed to access. It would also help to protect the windows and door openings in the vulnerable side and rear elevations.

- The car parking spaces for the dwellings are located to the front of the existing building in a communal car park arrangement. The front of properties no.1 and 2 face out onto the car park providing some level of natural surveillance over the vehicles, however they are unsure whether the vehicular entrance will be made secure. Ideally the entrance to the car park should have an electronically operated gate installed, with no automatic egress (access controls both 'in' and 'out') in order to help prevent criminals from stealing the vehicles.

- They are also very concerned with the location of the front doors for properties no. 3 and 5. The plans show that they are deeply recessed. The entrance door to dwelling no. 3 is also tucked around the corner providing criminals with an opportunity to attack the door unseen from the surrounding area. Both entrance doors for properties no.3 and 5 should be repositioned so they are clearly visible from the footpaths within the site.

Friends of Levenshulme - No comments received.

Conservation Areas and Historic Buildings Panel - Any significant comments will be reported to Committee.

Issues

Relevant Planning Policies

Planning Policy Statement Note No.1 (PPS1) Creating Sustainable Communities.

PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe developments and create new opportunities for the people living in those areas and to develop strong, vibrant and sustainable communities and to promote community cohesion. A high level of protection should be given to most valued townscapes and landscapes, wildlife and natural resources. Good design should contribute positively to making places better for people and respond to their context and create or re-enforce local distinctiveness.

Planning Policy Statement Note No.3 Housing

PPS3 strongly encourages the re-use of previously developed vacant or under utilised land and buildings and lends support to new housing within urban areas at high densities that are in close proximity to existing services and facilities and public transport provision. Although the site is previously developed land as defined, the guidance makes it clear that this does not mean the whole of the site should be redeveloped and gives the example of the footprint of a building occupying only a proportion of a site of which the remainder is open land, such

as here. The local planning authority is specifically advised to make a judgement about site layout in that context, bearing in mind other planning considerations such as policies for the protection of open space and playing fields and how the site relates to the surrounding area. It goes on to say that new housing development should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a redevelopment recognising that new buildings technologies are capable of delivering acceptable built forms and may be more efficient.

Planning Policy Guidance Note 15, "Planning and the Historic Environment" - The guidance notes states in paragraph 4.14 that "...special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. "

Furthermore, it states in paragraph 4.19 "The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission,..."

Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 72 states that in respect of buildings in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Regional Planning Guidance for the North West

Policy DP3 states that new development must demonstrate good design quality and respect for its setting.

Policy ER1 states that local planning authorities in their plans, policies and proposals should promote positive management of the Region's natural, built and historic environment and protect it from development likely to cause harm.

Policy ER3 states that local planning authorities in their plans, policies and proposals will identify, protect, conserve and where appropriate, enhance the built heritage of the Region, including those features and sites (and their settings) of historic significance to the North West such as listed buildings and conservation areas.

Unitary Development Plan (UDP) - The site lies in the Rushford Park Conservation Area, as identified in the plan.

Policy H1.2 states that the Council wishes to ensure that housing stock contains a wide enough range of housing type to meet the needs of people who want to live in Manchester.

Policy H2.2 states that the Council will not normally allow development which will have an unacceptable impact on residential areas. The matters which the

Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy H2.7 advises that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment. They should not create areas of open space outside the curtilage of dwellings unless there are proper arrangements for its maintenance.

Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary, restored. The policy continues further stating that it will seek to preserve and enhance the setting of such buildings and areas by appropriate control over the design of new development in their vicinity, control over use of adjacent land and, where appropriate, by the preservation of trees and landscape features.

Policy E3.8 states the Council wishes to enhance the appearance of its Conservation Areas.

Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchair, wherever this is practicable.

Policy DC 18.1 states that the Council will give particularly careful consideration to development proposals within conservation areas and in paragraph (a) that it will seek to preserve and enhance the character of its designated areas by considering the relationship of new structures to neighbouring buildings and spaces, considering the effect of major changes to the appearance of buildings and the desirability to retain existing features such as boundary walls, garden trees and landscaping.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted in April 2007, acknowledges that different parts of the City have distinct or individual characters, which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or nature of their activities. Such positive characteristics should be recognised and enhanced by new development and each new development should be designed having full regard to its context. New developments in conservation areas should acknowledge the character of that area and will only be acceptable if they fully enhance the special nature of these varied parts of the City.

Also, under point 2.12 the Guide states that large areas of car parking and servicing should be situated to the rear, side of, or beneath the building, with clear safe accessible footways leading to the main door.

Impact on Character of Rushford Park Conservation Area - The character of Rushford Park Conservation Area, particularly the row of properties on Rushford Avenue, of which this property forms part, is essentially that of large detached properties set in extensive grounds, with long front and rear gardens. This proposal would involve introducing built form into the rear garden of the property, where these gardens and environs form an essential part of its

character and contributes a strong element in terms of its setting. The proposal also introduces built form beyond a common building line, established by the rear of this row of properties, on Rushford Avenue and would be located in a visually prominent position which would have an impact on those who live and pass through the conservation area. The development would result in the loss of this "openness" and would seriously detract from the character of the conservation area. The developers consider that this plot is oversized, in comparison to other plots, and therefore has the capacity to be extended. However, within this conservation area, a large number of properties, and all those to the side and rear, on Rushford Avenue, and Park Avenue, have extended front and rear gardens, which give this conservation area its particular character, and it is felt that the proposed extension does not respect its setting. Furthermore, the proposal, also involves the insertion of two gates/pedestrian access points into the hedgerow at the side of the property, which appears to have been in existence for many years, and which is a strong feature of this part of the conservation area. This also serves to give the property a frontage onto Central Avenue, which would be out of keeping with other 'end' plots in the conservation area. It is therefore considered that the proposed works are detrimental to the aims of preserving and enhancing this conservation area and are contrary to policy DC18.1(a), E2.7 and E3.8 of the U.D.P. and guidance contained in PPG15 and PPS1 and DP3 and ER3 of the Regional Spatial Strategy. It is also considered that the proposal would set a precedent for further extensions to the rear of other properties, including adjoining properties on Rushford Avenue, which would further erode the character of this conservation area.

Density /Private Amenity Space - The existing gardens are considered to provide an adequate amount of useable and particularly private amenity space for the current residents of the apartments to use. However, whilst a good deal of open space would be provided to the side of the property, along the Central Avenue boundary, a large area of private, and useable, amenity space at the rear of the property would be lost, resulting in a significant reduction in the amount of useable amenity space available and moreover the remaining space would now have to be shared by a potentially much larger number of residents. The amount of useable amenity space now proposed is considered to be very limited for the proposed number of future residents living on the site. Also, the applicants state that it is 'family' dwellings that are being created, but no individual private amenity areas are indicated, with the applicant relying on communal provision.

Residential Amenity - The proposal is likely to involve an increase in the comings and goings in the neighbourhood, and vehicular movements. The proposal would also lead to the building being situated much closer to properties to the rear, on Park Avenue, and would lead to the creation of habitable room windows, in the proposed extension, which would be 8 metres from the boundary with no. 3 Rushford Avenue, and which would directly face into the rear garden of that property. It is considered that the proposal would therefore lead to a loss of outlook, and overlooking of, adjoining properties, particularly no.3 Rushford Avenue, and that this would have a significant adverse impact on the residential amenities of the occupiers of those properties. In addition, the provision of a large waste storage area adjacent to the boundary of no.3 Rushford Avenue is likely to have an adverse impact on the occupiers of that property.

Loss of Trees/Landscaping - Although there may be no substantial trees of great merit, the copse of trees, at the rear of the site are visible from neighbouring properties, and therefore have a high collective value, as well as providing a good area of screening, between the application site, and surrounding properties. Although all the remaining trees on site including important trees on to the Rushford Avenue and Central Avenue boundaries will be retained and can be protected during construction work, the proposal would involve the removal of a large number of existing trees at the rear of the site, which presently form an area of screening between the properties, and it is not considered that the replacement planting proposed would offer such adequate screening. This adverse relationship would further exacerbate the disamenity caused to surrounding residents.

Elevations/Appearance of building - The extension has been designed so that its frontage onto Central Avenue reflects, to some degree, the appearance of the frontage of the existing building. It is however, a building of modern appearance attached onto an historic building, and it is not felt that the relationship of the two elements of the development results in a building which is in keeping with the character of the conservation area.

Means of Access/ Parking Provision - Although a number of residents have expressed concern about highway safety, in the vicinity of the site, the means of vehicular access is as existing. Also the number of units remains unaltered. The apparent increase in numbers of people living at the site though could lead to significantly increased use of the adjoining streets in terms of increased vehicular traffic, which could lead to inconvenience, disturbance and conflict for the residents. The comments of the Head of Engineering Services are awaited, regarding the acceptability of these arrangements. The proposal, does, however, lead to the creation of what amounts to a large car park in the front garden area, with 15 car parking spaces being proposed. This does not reflect the arrangements on adjoining/nearby properties, and is considered to have an adverse impact on the visual appearance of the area, and the general character of the conservation area. This arrangement is also contrary to the Guide to Development in Manchester Supplementary Planning Guidance.

Access for Disabled People - It is noted that there are steps to the existing building, and achieving disabled access to some of the units would be difficult. However, three of the units have level access, but only one is accessible to a disabled visitor. The applicants were requested to incorporate visitor access into these units, but this has not been achieved.

Safety and Security - The police have indicated a number of problems with the scheme as designed, and feel that there are some potential security risks for future residents of the development. No secure car parking areas or garden areas are provided and the lack of acceptable security arrangements would be detrimental to future occupiers of the premises.

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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation REFUSE

Conditions and/or Reasons

1) The replacement of an area of open garden land with the proposed building would harm the character and appearance of the Rushford Park Conservation Area, be out of character with the locality and the conservation area and fails to respect the site's setting. The development is therefore contrary to policies E2.7 and E3.8 and DC18.1(a) of the Unitary Development Plan for the City of Manchester, policies DP3 and ER3 of the Regional Spatial Strategy and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, guidance contained in Planning Policy Guidance Note 15, (Planning and the Historic Environment) and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted April 2007, Planning Policy Statement No. 3 (Housing) and companion guide "Better places to live" by design and Planning Policy Statement No1 (PPS1) Creating Sustainable Communities and companion guide "By Design" - Urban Design in the Planning System : towards better practice.

2) The creation of two access gates/pedestrian access points into the existing hedgerow, onto Central Avenue, and creation of a 'double-fronted' building, which would face onto both Rushford Avenue, and Central Avenue, would harm the character and appearance of the Rushford Park Conservation Area, be out of character with the locality and the conservation area and fails to respect the site's setting. The development is therefore contrary to policies E2.7 and E3.8 and DC18.1(a) of the Unitary Development Plan for the City of Manchester , policies DP3 and ER3 of the Regional Spatial Strategy and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, guidance contained in Planning Policy Guidance Note 15, (Planning and the Historic Environment) and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted April 2007, Planning Policy Statement No. 3 (Housing) and companion guide "Better places to live" by design and Planning Policy Statement No1 (PPS1) Creating Sustainable Communities and companion guide "By Design" - Urban Design in the Planning System : towards better practice.

3) The creation of a large area of car parking area in the front garden area of the property would harm the character and appearance of the Rushford Park Conservation Area, be out of character with the locality and the conservation area and fails to respect the site's setting. The development is therefore contrary to policies E2.7 and E3.8 and DC18.1(a) of the Unitary Development Plan for the City of Manchester, policies DP3 and ER3 of the Regional Spatial Strategy and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, guidance contained in Planning Policy Guidance Note 15, (Planning and the Historic Environment) and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted April 2007, Planning Policy Statement No. 3 (Housing) and companion guide "Better places to live" by design and Planning Policy Statement No1 (PPS1) Creating Sustainable Communities and companion guide "By Design" - Urban Design in the Planning System : towards better practice.

4) Having regard to the character and density of the development and the number and type of residential units, it is considered that the development fails to make adequate provision for private outdoor amenity space, to meet the needs of the future occupiers of the residential units, and the proposal would constitute overdevelopment of the site. The proposal would therefore be detrimental to the context, character, urban form and visual amenity of the area, the residential amenities of the future occupiers of the site and the existing occupiers of the surrounding residential accommodation, contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Guidance.

5) The proposed development by reason of its siting, scale, massing and relationship to surrounding existing residential properties would form an overdominant and intrusive feature within the street scene and would result in an unacceptable detrimental impact on the residential amenity of the surrounding occupiers with respect to overlooking and an overbearing feature, which would be further exacerbated by the loss of a copse of trees, at the rear of the site. The proposed development would therefore be contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Guidance.

6) The proposed development would create significant problems in relation to the risk of crime and disorder and would fail to pay appropriate regard to the security of its occupiers and users by virtue of its layout and detailed design, fostering the risk of crime to the detriment of the quality of the built environment and the sustainability of the community, contrary to Policies E3.5 and H2.2 of the Unitary Development Plan for the City of Manchester; contrary to the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; contrary to promoting the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and contrary to the guidance contained in PPS1 "Delivering Sustainable Development".

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086218/FO/2008/N2 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:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Environment & Operations (Trees)
South Manchester Regeneration
Greater Manchester Police
Friends Of Levenshulme
26 Park Avenue, Manchester, M19 2EE
28 Park Avenue, Manchester, M19 2EE
30a, Park Avenue, Manchester, M19 2EE
32 Park Avenue, Manchester, M19 2EE
115a, Slade Lane, Manchester, M19 2EF
30 Park Avenue, Manchester, M19 2EE
115 Slade Lane, Manchester, M19 2EF
115b, Slade Lane, Manchester, M19 2EF
13 Berkley Avenue, Manchester, M19 2ED
15 Berkley Avenue, Manchester, M19 2ED
16 Berkley Avenue, Manchester, M19 2ED
17 Berkley Avenue, Manchester, M19 2ED
18 Berkley Avenue, Manchester, M19 2ED
19 Berkley Avenue, Manchester, M19 2ED
20 Berkley Avenue, Manchester, M19 2ED
10 Park Avenue, Manchester, M19 2EE
12 Park Avenue, Manchester, M19 2EE
14 Park Avenue, Manchester, M19 2EE
16 Park Avenue, Manchester, M19 2EE
22 Park Avenue, Manchester, M19 2EE
24 Park Avenue, Manchester, M19 2EE
33 Park Grove, Manchester, M19 2FH
35 Park Grove, Manchester, M19 2FH
37 Park Grove, Manchester, M19 2FH
39 Park Grove, Manchester, M19 2FH
Levenshulme Catholic Club, 58 Central Avenue, Manchester, M19 2FF
2 Park Avenue, Manchester, M19 2EE
4 Park Avenue, Manchester, M19 2EE
6 Park Avenue, Manchester, M19 2EE
8 Park Avenue, Manchester, M19 2EE
Flat 1, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 2, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 3, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 4, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 5, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 6, Warwick House, Central Avenue, Manchester, M19 2FF
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Flat 8, Warwick House, Central Avenue, Manchester, M19 2FF
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Flat 33, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 34, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 35, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 36, Warwick House, Central Avenue, Manchester, M19 2FF
Flat 2, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 1, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 3, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 1, 18 Park Avenue, Manchester, M19 2EE
Flat 2, 18 Park Avenue, Manchester, M19 2EE
Flat 3, 18 Park Avenue, Manchester, M19 2EE
Flat 4, 18 Park Avenue, Manchester, M19 2EE
Flat 5, 18 Park Avenue, Manchester, M19 2EE
Flat 6, 18 Park Avenue, Manchester, M19 2EE
Flat 7, 18 Park Avenue, Manchester, M19 2EE
Flat 8, 18 Park Avenue, Manchester, M19 2EE
Flat 9, 18 Park Avenue, Manchester, M19 2EE
Flat 10, 18 Park Avenue, Manchester, M19 2EE
Flat 11, 18 Park Avenue, Manchester, M19 2EE
Flat 12, 18 Park Avenue, Manchester, M19 2EE
16 Central Avenue, Manchester, M19 2EN
18 Central Avenue, Manchester, M19 2EN
20 Central Avenue, Manchester, M19 2EN
22 Central Avenue, Manchester, M19 2EN
24 Central Avenue, Manchester, M19 2EN
Flat 1, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 2, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 3, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 4, Scott House, 35 Central Avenue, Manchester, M19 2HF

Flat 5, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 6, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 7, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 8, Scott House, 35 Central Avenue, Manchester, M19 2HF
3 Rushford Avenue, Manchester, M19 2HG
4 Rushford Avenue, Manchester, M19 2HG
6 Rushford Avenue, Manchester, M19 2HG
7 Rushford Avenue, Manchester, M19 2HG
8 Rushford Avenue, Manchester, M19 2HG
9 Rushford Avenue, Manchester, M19 2HG
10 Rushford Avenue, Manchester, M19 2HG
13 Rushford Avenue, Manchester, M19 2HG
15 Rushford Avenue, Manchester, M19 2HG
17 Rushford Avenue, Manchester, M19 2HG
19 Rushford Avenue, Manchester, M19 2HG
21 Rushford Avenue, Manchester, M19 2HG
20 Park Avenue, Manchester, M19 2EE
Flat 4, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 5, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 6, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 7, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 8, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 9, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 10, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 11, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 12, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 13, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 14, Rushford Court, Rushford Avenue, Manchester, M19 2FE
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Flat 28, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 29, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 30, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 31, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 32, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 33, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 34, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 35, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 36, Rushford Court, Rushford Avenue, Manchester, M19 2FE
76 Central Avenue, Manchester, M19 2EN
78 Central Avenue, Manchester, M19 2EN
1 Rushford Avenue, Manchester, M19 2HG

Representations were received from the following third parties:

Gwen Alvey, 1 Motherwell Avenue, Rushford Park
Nuala Burke, 19 Sylvandale Avenue, Manchester
Karen Lake, 2 Limefield Terrace, Rushford Park

Relevant Contact Officer : Ian Jarvis
Telephone number : 0161 234 4079
Email : i.jarvis@manchester.gov.uk