



MANCHESTER  
CITY COUNCIL

**Planning**

**Strategic Development**

**Delegated officer report for planning application**

**Application no.** 131835/FH/2021

**Date registered:** 12 October 2021

**Proposal:** Erection of a single storey front extension to form additional living accommodation.

**Address:** 170 Wilbraham Road, Manchester, M14 7EN

**Ward(s):** Fallowfield Ward

**Applicant:** Mr Mamoon Nadeem

**Agent (if any):** Mr Ahmad Turkmani AT A. Design, 51 St Marks Avenue  
Stockport, WA1 44JB

**Case officer:** Adam Mitchell  
Tel: 0161 234 4165  
Email: adammittchell@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 06/12/2021

### **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 8 November 2021

**Standard consultations:**

**Neighbour notifications:** Printed: 26 October 2021 Expired: 16 November 2021

**Site notice:** No site notice has been produced

**Press advert:** No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of Site**

The application site relates to a two storey semi-detached brick dwellinghouse situated within a predominantly residential area of Fallowfield in South Manchester. The property benefits from garden area to the front and rear, with pedestrian and vehicular access being taken from the frontage off Wilbraham Road.

The remainder of the area is predominantly residential in nature and comprises of properties of a similar style and era to the application property.

### **Description of Development**

The submitted application seeks planning permission for the erection of a single storey front extension to form additional living accommodation. The front extension accommodates a small open plan porch and bathroom facilities, including a new front door and no 2. obscured windows along the front elevation. The single storey front extension would have approximate dimensions of Height 3.3m/(at the eaves)

2.4m x Width 3.2m x Depth 2.3m. Additionally it should be noted that is an infill extension and therefore the extension does not extend beyond the principal elevation of the original dwelling.

### **Consultation and Notification Responses**

Local residents were notified however no responses were received.

### **Policy**

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

#### Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-

use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

## Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

### **Unitary Development Plan Saved Policies**

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

## Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction

and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

## **Principle**

The proposed development is a single storey front extension to form additional living accommodation, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single-family dwelling house it is not considered that the proposed extension would give rise to any significant additional waste or parking pressures.

## **Residential and Visual Amenity**

It is not considered that the proposal would form an incongruous feature within the street scene as the proposed front extension would be subservient to the main house. Given the limited height and footprint of the proposal it is not considered that the proposal would create additional undue residential amenity to the neighbouring properties. Additionally, the front extension would infill the existing space along the front elevation, matching the principal elevation of the dwelling. Therefore, the proposal is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers.

## **Scale, Massing and Design**

The proposed front extension would infill the space to the side of the existing front gable and would have a depth of 2.3 metres therefore becoming flush with the principal elevation of the original house. The proposed front extension would have a pitched roof and would not form an overly dominant feature within the street scene.

## **Conclusion**

It is considered that the proposal would not create any undue loss of residential or visual amenity to neighbouring occupiers, and would not form an incongruous feature within the street scene. Therefore, the proposal accords with saved policies DC1 and policies DM1 and SP1 of the Core Strategy.

### **Negotiations**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

### **Recommendation Agree**

### **Article 35 Declaration**

Officers have worked with the applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of 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: Local plan and drawings numbers: Plans and elevations PP119(3)21, stamped as received 12 October 2021; Location Plan PP119(1)21, stamped as received 5 October 2021

Reason- To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

### **Appendix 1 List of consultees & neighbours notified**

251 Wilbraham Road Manchester M14 7EW

168 Wilbraham Road Manchester M14 7EW

253 Wilbraham Road Manchester M14 7EW

249 Wilbraham Road Manchester M14 7EW

247 Wilbraham Road Manchester M14 7EW

172 Wilbraham Road Manchester M14 7EW

67 Morely Avenue Manchester M14 7HB

65 Morely Avenue Manchester M14 7HB

63 Morely Avenue Manchester M14 7HB

35 Winsford Road Manchester M14 7HA

37 Winsford Road Manchester M14 7HA

39 Winsford Road Manchester M14 7HA

### **Appendix 2- Planning Constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding – All Exceeding 90m

Area Team Boundary - Name: SOUTH

