

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142227/FH/2025
Date registered valid: 21 February 2025
Proposal: Erection of part single, part two storey side and rear extension to form additional living accommodation
Address: 299 New Bank Street, Manchester, M12 4HW
Ward(s): Ardwick Ward

Applicant: Mr M Siddique
Agent (if any): Mr Stephen Nicholls Richmond Consultants
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 March 2025 Expired: 24 March 2025

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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a 2-storey, hip roof, semi-detached dwellinghouse, within the Longsight ward of Manchester. The front elevation is defined by a ground floor box-bay window with canopy above, projecting the width of the dwellinghouse.



(Site visit 24.03.2025)



There is existing amenity space along the front, side, and rear elevations, including boundary treatment along the side and rear perimeter. Off street car parking is along the front and side elevation and wheeled bins are stored within curtilage, behind boundary treatment. The existing depth of rear garden is approximately 7.9 metres.

The surrounding area is generally mixed use in character, with the application site bounded to the north by the CAF Rail Longsight depot, and by railways and sidings to the north, east and west. To the north-east are residential properties on Chalcombe Grange and in-part along New Bank Street. To the south-west, the site is bounded by New Bank Street, with residential properties approximately 40 metres beyond. To the south-west, also lie a number of commercial units which are part of the nearby Longsight Trading Estate, the boundary of which lies approximately 20 metres to the south-west.

Site History

- 134075/FH/2022 - Erection of two storey side extension, and part single, part two storey rear extension to form additional living accommodation, APPROVED 10.10.2022

Description of development

The submitted plan proposes a two storey side and part single /part two storey rear extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently, (dated 23/04/2025, Rev. B). The revised submitted plans would comprise of:

- The initially proposed ground floor rearward projection has been pulled in and would not exceed 3650mm.
- The proposed depth along the first floor rear elevation has been pulled in and would not exceed 1500mm. The width has also been stepped further away from the first floor common shared boundary with no.301 New Bank Street to maintain a separation distance of approximately 2941mm from this boundary.

The proposed revised plan along the ground floor would be set-back 1000mm along the front elevation, whilst retaining a separation distance of 1000mm from the common shared boundary to allow for access to the rear of the application site. The proposed width along the front elevation would measure approximately 2500mm. The extension would then project along the shared boundary, and beyond the rear building line of the host dwelling, and into the rear garden approximately (6120mm + 3650mm), then come forward of the common shared boundary with no. 301 New Bank Street to achieve a proposed width of approximately 7635mm, whilst leaving a small gap of approximately 300mm from this boundary. It would comprise of a lean-to pitched roof design with 1no. windows along the rear roof elevation, 1no. window along the front elevation, 2no. obscurely glazed windows along the ground floor side elevation.

The revised proposed first floor element, would also be set-back 1000mm along the front elevation, whilst also retaining a separation distance of 1000mm from the common shared boundary and would measure approximately 2500mm wide. It would then project along the side boundary, and beyond the rear building line of the host dwelling, approximately 1500mm. It then comes forward of the common shared boundary with no. 301 New Bank Street to achieve a proposed width of approximately 4994mm, whilst maintaining a separation distance of approximately 2941mm from this boundary. It would comprise a hip-roof design and would include 1no. window along the first floor front elevation, 2no. windows along the first floor rear elevation - (the one to serve the EXTENDED BATHROOM would be obscurely glazed).

In terms of external facing materials, it is intended to use matching materials.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health officers have advised of the need for a pre-commencement condition to be attached to deal with potential landfill gas and watching brief for contaminated land.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2024):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

Chapter 2: Design

ISSUES

Following negotiations, the initially submitted plans have been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 23/04/2025, Rev. B)

Principle

The proposed development is an extension to a residential dwelling, 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; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Impact of works (two storey side and part single/part two storey rear extension to form additional living accommodation) - In light of the pre-existing contextual relationship along the side and rear boundaries, combined with the existing depth of rear garden at approximately 7.9 metres, and given the revised plans, (dated, 23/04/2025, Rev. B), it is considered that the revised proposal would be contained within the existing curtilage of the application site, and as a result of the revised plans the issues of massing and privacy impact have been mitigated. It is noted that a single storey larger home extension has been installed at number 1 Chalcombe Grange. The plans associated with the prior approval application (124214/PDE/2019) for that extension indicated a single door and associated window serving the enlarged kitchen area, an additional window appears to have been installed which the floor plans indicate would be a downstairs bathroom facility.

On balance, given the previous approval at the property for a similar extension it is considered that the revised proposed development would not have an undue impact along the street scene in terms of visual amenity or the amenity of neighbouring residential occupiers, specifically those at nos. 301 New Bank Street and no. 1 Chalcombe Grange, and therefore, subject to planning conditions, it is considered that the revised extension could be accommodated in this location in this instance.

It is recommended that given the pre-existing contextual relationship along the side and rear boundaries, and the proposed depth of rear garden that would be retained, further conditions are attached requiring that no outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority to safeguard residential amenity; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered to and that these match the brick finish of the corresponding elevation to reflect the slight brick variation between the front facing elevation and those at the side and rear.

Impact of works - (Car Parking) - Whilst the existing side access would be lost to accommodate the proposed extension and would result in the reduction of the number of on-site car parking spaces, the revised plan (dated, 23/04/2025, Rev. B) proposes a 1000mm set-back along the front elevation, to accommodate a front driveway approximately 4973mm deep. The retained driveway is still considered to be capable of accommodating a motor vehicle off street. Additionally, there are no parking restriction along New Bank Street, and therefore, a slight demand for on-street parking is considered to be acceptable in this location in this instance, pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste Management) - The existing arrangement would be in-part unaffected. It is proposed to retain a 1000mm wide side access along the side elevation. Wheeled bins can still be stored within curtilage, screened behind the existing boundary treatment, which is considered acceptable to safeguard visual amenity; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Other matters

The Council's Environmental Health team have identified that the site may be impacted by nearby landfill and landfill gas, as such two conditions have been recommended for the detail designs for a landfill gas membrane to be installed with the extension and a watching brief for potential contaminated land. These have been appended to the decision.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 23/04/2025, Rev. B), responds positively to The National Planning Policy Framework (2024) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a

protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity, (dated, 23/04/2025, Rev. B). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 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:

- Location Plan, Existing Site Plan with application site edged in red, Drawing Number 04.25 NBS-104, received by the City Council as the Local Planning Authority on 21 February 2025.
- Proposed Floor and Roof Plans, Drawing Number 04.25 NBS-102, Rev. B, received by the City Council as the Local Planning Authority on 23 April 2025.

- Proposed Elevations, Drawing Number 04.25 NBS-103, Rev. B, received by the City Council as the Local Planning Authority on 23 April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Core Strategy

5) The external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings. For the avoidance of doubt, the front facing external elevation of the extension shall be finished in materials to match that of the front elevation of the original dwellinghouse whilst the side and rear facing external elevations of the extension shall be finished in materials to match the corresponding elevations of the original dwellinghouse.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on: Proposed Elevations, Drawing Number 04.25 NBS-103, Rev. B, received by the City Council as the Local Planning Authority on 23 April 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

8) Before first occupation of the development hereby approved, the two proposed windows along the ground floor side elevation - to serve the rooms annotated as ("UTILITY" and "EN-SUITE SHOWER OR STORE"), together with the proposed window along the first floor rear elevation - to serve the room annotated as ("EXTENDED BATHROOM") and as shown on: Proposed Elevations, Drawing Number 04.25 NBS-103, Rev. B, received by the City Council as the Local Planning Authority on 23 April 2025, shall all be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, and shall remain so in perpetuity.

Reason - In the interests of privacy, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

296A New Bank Street, Manchester, M12 4HW
301 New Bank Street, Manchester, M12 4HW
296 New Bank Street, Manchester, M12 4HW
1 Chalcombe Grange, Manchester, M12 4HQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA