

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141765/FH/2024
Date registered valid: 10 January 2025
Proposal: Erection of a single storey roof extension following demolition of existing roof structure.
Address: 3 River Street, Manchester, M1 5BG
Ward(s): Deansgate Ward

Applicant: Mr Harry Manley
Agent (if any): Mrs Amy Axon Guy Taylor Associates
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 Mach 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 January 2025

Standard consultations:

Printed: 14 January 2025 Expired: 4 February 2025

Neighbour notifications

Printed: 14 January 2025 Expired: 4 February 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application refers to a four-storey end town house located in the City Centre. The property can be accessed via River Street or a private access on Anvil Street.

The building predominately consists of red brick but has a glazed conservatory style and white cladded structure on the upper floor (fourth storey).

Immediately adjacent buildings include a block of apartments known as the Green building to the north and the River Street apartment building to the east. To the rear of the site (south) is 6 Great Marlborough Street, a Manchester Metropolitan University building.



Figure 1 – Application site indicated by star



Figure 2 – Aerial of site indicated by arrow

Description of development

Permission is sought for the erection of a single storey roof extension following the demolition of an existing structure.



Figure 3 – Proposed Front Elevation

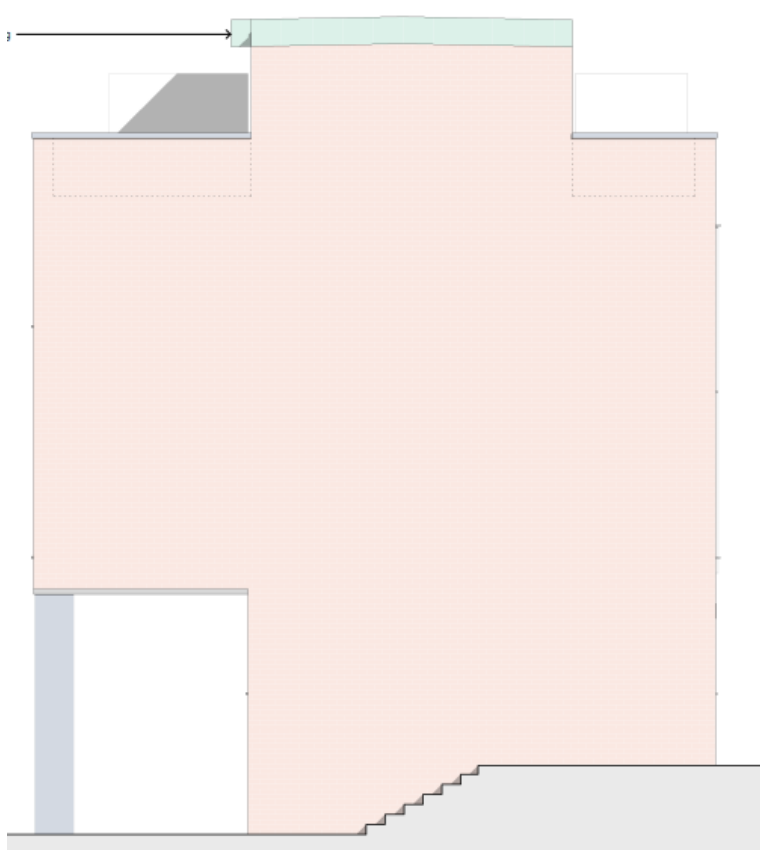


Figure 4 – Proposed side elevation

The extension would have a similar footprint to the existing structure, albeit it will have a projection of approximately 0.5m further from the north/front elevation.

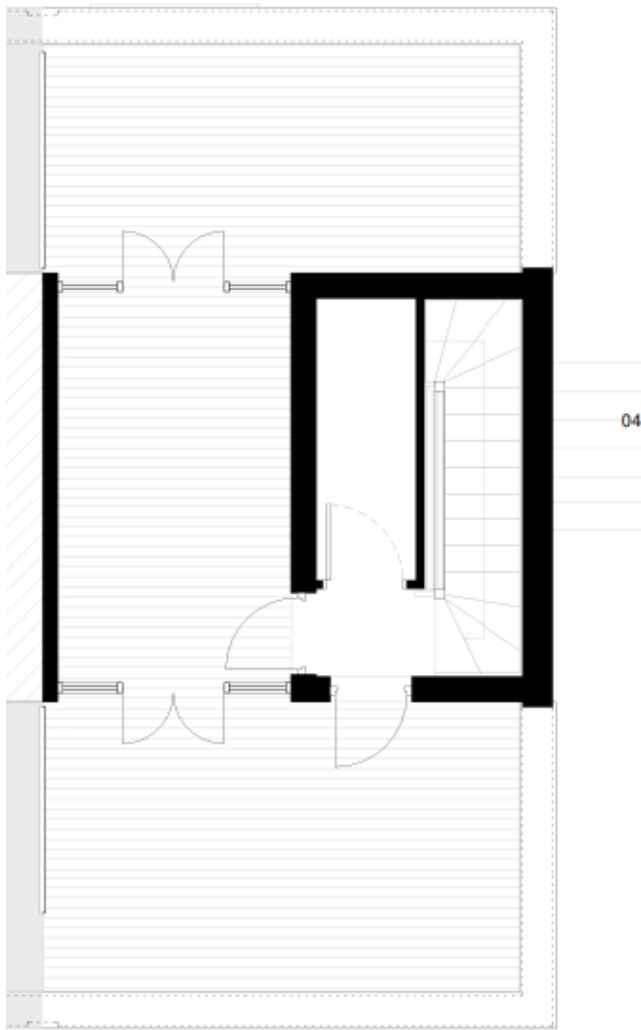


Figure 5 – Existing floor plan

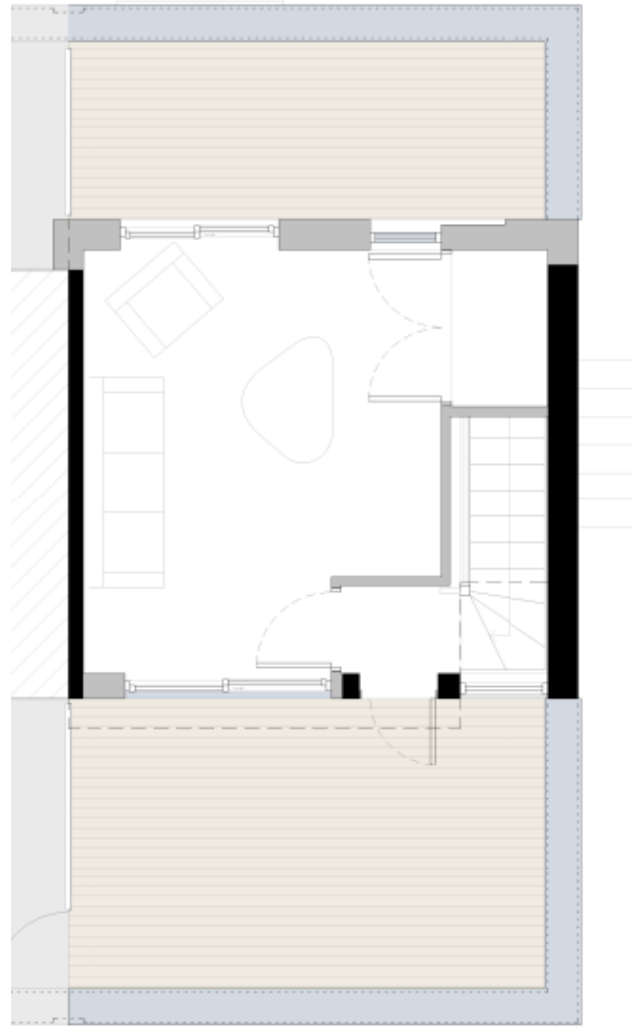


Figure 6 – Proposed floor plan

The extension will be constructed in sanding seam copper cladding. The details of the construction such as the jointing and fixings will be required through condition.

The Design and Access statement states the natural copper sheets will be orange brown to begin with and gradually develop a green patina.

The original application included the installation of solar panels and one Air Source Heat Pump. These were removed from the drawings as they did not require planning permission with respect to Part 14 Classes A and G of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

Consultations & Notification Responses

Environmental Health – No objection

Manchester Airport Safeguarding Officer – No objection

Publicity – The proposal has been advertised by letters that have been sent out to local businesses and residents. No comments have been as part of that process.

Issues

Visual amenity

The extension is located on the fourth floor of the property. The extension will be set back approximately 2.15m from the front elevation and 3.3m from the rear elevation.

There is no visibility of the existing extension from the immediate and adjacent street view and given there is only a minor increase in footprint, it is unlikely the extension will be visible from public viewpoint.

Nevertheless, the contemporary design of the extension is considered to be acceptable, and it will be constructed in a high-quality material such as natural copper. This natural copper will undertake an oxidation process and over time the finish will turn to a green patina. The overall finish is considered to replicate a similar finish to the cladding on the adjacent residential building 'The Green'.

The drawings show the side of the extension will be constructed in brick to match the existing gable end of the property.

A condition will be attached to secure further details such as sample and product specifications for the cladding, brick and window/doors. The details to be submitted will include any fixing and jointing.

Residential amenity

As previously established the extension will be of a similar scale as the existing structure.

In respect to the adjoining neighbour No.5, the extension will project 0.5m further beyond their rear elevation. The neighbour does not have any rear windows, and this small projection is not considered to result in any overbearing impact or unacceptably shadow No.5's outdoor amenity space.

The adjacent neighbour No.1 River Street is a residential building consisting of apartments. The extension will not extend beyond the rear elevation of this building and there is a separation distance of approximately 1.5m. For these reasons, the extension is considered to have no impact on the amenity of occupiers of the adjacent apartment.

The north elevation does not directly face any windows and therefore the small increase in 0.5m will not result in any impact on the privacy of any neighbouring properties.

The south elevation will not extend any further than the existing structure. The existing separation distance between the applicant's windows and No.6 Great Marlborough therefore remains unchanged.

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

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.

Condition(s) to be attached to decision for approval

- 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:
 - Proposed Floor Plans: 24-0013-20-001 PL03
 - Proposed Elevations: 24-0013-20-101 PL01 PL03

All stamped as received by the City Council as Local Planning authority on the Received 28 January 2025.

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 and the National Planning Policy Framework.

- 3) Prior to the commencement of development, samples and product specifications for the copper cladding, brick and aluminium window/doors to the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This shall include jointing and fixings details.

The approved materials shall then be implemented as part of the development.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Manchester Airport Safeguarding Officer
Helipad Manager

2 River Street, Manchester, M1 5BG
Flat 8, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 6, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 4, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Apartment 7, 1 River Street, Manchester, M1 5BB
Apartment 4, 1 River Street, Manchester, M1 5BB
Apartment 23, 1 River Street, Manchester, M1 5BB
Apartment 21, 1 River Street, Manchester, M1 5BB
Apartment 19, 1 River Street, Manchester, M1 5BB
Flat 31, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 29, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 27, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 25, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 23, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 21, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 19, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 17, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 15, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 12, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 1, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 33, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
1 River Street, Manchester, M1 5BB
The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 10, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 9, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 7, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 5, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Apartment 9, 1 River Street, Manchester, M1 5BB
Apartment 8, 1 River Street, Manchester, M1 5BB
Apartment 6, 1 River Street, Manchester, M1 5BB
Apartment 5, 1 River Street, Manchester, M1 5BB
Apartment 3, 1 River Street, Manchester, M1 5BB
Apartment 24, 1 River Street, Manchester, M1 5BB
Apartment 22, 1 River Street, Manchester, M1 5BB
Apartment 20, 1 River Street, Manchester, M1 5BB
Apartment 2, 1 River Street, Manchester, M1 5BB
Apartment 18, 1 River Street, Manchester, M1 5BB
Apartment 17, 1 River Street, Manchester, M1 5BB
Apartment 16, 1 River Street, Manchester, M1 5BB
Apartment 15, 1 River Street, Manchester, M1 5BB
Apartment 14, 1 River Street, Manchester, M1 5BB
Apartment 12, 1 River Street, Manchester, M1 5BB
Apartment 11, 1 River Street, Manchester, M1 5BB
Apartment 10, 1 River Street, Manchester, M1 5BB
Apartment 1, 1 River Street, Manchester, M1 5BB
Flat 32, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 30, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 3, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP

Flat 28, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 26, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 24, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 22, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 20, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 2, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 18, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 16, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 14, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 11, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
5 River Street, Manchester, M1 5BG
6 Great Marlborough Street, Manchester, M1 5NN
Car Park And Bike Store, Premier Lodge, River Street, Hulme, Manchester, M15 5FJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL