

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142938/FH/2025
Date registered valid:	29 May 2025
Proposal:	Retrospective application for the erection of a part single part two storey rear extension, two storey front porch together with alterations to the roof including the installation of 2 no. roof dormers and hip to gable to provide additional living accommodation
Address:	459 Altrincham Road, Manchester, M23 1AA
Ward(s):	Baguley Ward
Applicant:	Mr Hamid Nawaz
Agent (if any):	Mr Nadir Khan, NK Architects
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd September

Standard consultations:

Printed: 5 June 2025 Expired: 26 June 2025

Neighbour notifications

Printed: 5 June 2025 Expired: 26 June 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

The property that is the subject of this householder application is a white render 2 storey link detached dwellinghouse that sits on an angle at the junction of Altrincham Road and Spinney Road. The properties are linked through a single storey garage, the property that it is linked to is number 1 Spinney Road. It has garden area to the front and sides. The vehicular and pedestrian access is taken off Spinney Road. This was as a result of a previous application for Certificate of Lawful Development to create the access. Following on from that planning permission was granted for the erection of a single storey garage. The frontage is laid to gravel with the rear garden previously comprising of lawn, and patio. However this has changed since the granting of the previous application and there is now new development of a sunken area which constitutes engineering works and a free standing unit within the rear garden. These are not forming part of this planning application as having been assessed the works constitute Permitted Development under Class E. The rear garden area backs onto Baguley Brook. The property is identified as 459 Altrincham Road and is of a contemporary design. It is set on an angle within the plot and due to the relationship of number 459 to number 1 Spinney Road, part of the side and rear elevations run along the common side boundary with number 1 Spinney Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The area is predominantly residential in nature with an eclectic mix of houses, primarily detached and link detached properties. Many of the properties along Altrincham Road have had

the benefit of a roof redesign as they were of a flat roof construction originally. The properties along Spinney Road are of a more traditional semi-detached design.

Description of development

The proposal is for a full height contemporary extension incorporating the front entrance door/porch projection, a 2 storey rear extension, a hip to gable incorporating a raising of the existing roof and the installation of 2 dormer extensions to create additional living accommodation. The accommodation provided would be a WC to the ground floor, with an en-suite / walk in wardrobe to the first floor together with the creation of 2 additional en-suite bedrooms within the converted / extended loft space. This would provide a total of 6 bedrooms from the original 4 bedrooms. The materials to be used would be a mix of a match to the existing property, and the introduction of galvanised metal finish and dressed stone. A similar application was previously approved under reference 135884, however the scheme as implemented varied from that which was approved, and therefore a new stand-alone application was submitted and is the subject of this application currently under consideration.

Consultations & Notification Responses

Local residents- no comments received

Highways- It is understood that this is a retrospective application. The proposed works are within the site red-line boundary and not impacted on the adopted highway. It is understood that parking arrangement and waste management will not be affected by the proposal. Therefore Highways have no objections to the current application.

Cadent- no objections

Issues

Policies & Principle

Summary of relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:

- o DM 1 - Development Management
- o SP 1 - Spatial Principles
- o EN 1 - Design Principles and Strategic Character Areas
- o EN 8 - Adaptation to Climate Change
- o EN 14 - Flood Risk
- o EN 16 - Air Quality
- o EN 18 - Contaminated Land and Ground Stability
- o EN 19 - Waste

- o Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
- o DC1 - Residential Extensions
- o DC26 - Development and Noise
- o The National Planning Policy Framework (The NPPF last amended December 2024) - This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
- o Section 4 - Decision-making
- o Section 12 - Achieving well-designed places

Places For Everyone

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of the above policy documents.

Issues

Principle

The principle of extending residential accommodation in a residential area is considered acceptable to meet changing household needs or improve existing accommodation. This is subject to there being no overriding, undue impact upon either the character of the property the area within which it is located or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in terms of amenity that would merit refusal of the application.

On balance, the proposed development is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The site lies within the Baguley area of Manchester located on the junction of Altrincham Road and Spinney Road. The houses within the area are mainly large family semi- and detached properties varying in size and design.

The application as a retrospective submission comprises of a part single part two storey rear extension together with elevational alterations and erection of 2 dormers within the proposed raised roof. The roof on the boundary with Altrincham Road is converted to a gable from a hipped roof. The extension on the rear would comprise of an infill extension where the rear is currently recessed bringing it in line with the existing rear of the property. The single storey utility room will be extended to create a WC / shower room. The dormer extension to the rear has increased in size from the previously approved dormer, and whilst set back from the eaves

at either end, is built up from the floor below in the middle it now has a fully glazed elevation, with a glazed Juliet balcony.

There is a small dormer set within the roof on the Spinney Road boundary, however there are no further windows to the ground or first floor in that elevation beyond those in the original elevation. Adjacent to this and coming flush with the existing rear is a 2 storey extension which will create an en-suite bathroom and walk in wardrobe for the existing master bedroom. The other 2 storey extension is proposed at the main entrance to the house which extends the porch providing a contemporary atrium style entrance way, which has a ground floor projection. None of the proposed extensions would result in loss of privacy, overlooking or over dominance when viewed in the context of the neighbouring properties. Any windows look within the applicants own garden area.

There is sufficient amenity space retained for the occupants of 459 Altrincham Road. There is a free standing garden room at the bottom of the garden together with a large area that has been dug out and would appear to be proposing a sunken garden. These are however considered to be Permitted Development Under Class E of the General Permitted Development order on further investigation. The materials to be used would be a combination of those that match those of the existing property, and the introduction of dressed stone to the front porch atrium extension at the ground floor front elevation where this had previously been full glazing. There are no windows proposed on the side elevations of the extensions at either ground or first floors, and as such there is no loss of privacy or overlooking.

It is not considered that the changes implemented in the as built scheme when compared to the previously approved scheme would have a detrimental impact upon the residential amenity of the neighbouring properties.

There would still be a large amount of usable external amenity space retained for the occupants of 459 Altrincham Road post development.

Visual Amenity

The materials used are proposed to match those of the main dwellinghouse and will incorporate matching render and tiles. There is a contemporary addition in the form of the zinc type cladding for the dormer extensions, and the dressed stone to the front elevation at the ground floor around the entrance door. The dormer treatment is typical of the contemporary approaches taken on many dormer extensions, and being in the grey pallet, matches the existing fenestration treatment within the host property.

Scale and Massing

The host property at number 459 Altrincham Road is a good sized property, and the extensions have been designed to be of a scale and mass that is sympathetic and commensurate to a property of this size. They are not over dominant, and retain subservience to the host property, and are not excessively large or bulky, it is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Character of the area

The proposal is one of a number of properties that have undergone changes and additions to their original form within the area. Several of the properties along Altrincham Road were originally constructed with a flat roof, however many of these have had the benefit of a re-roof to provide gable or hipped roofs over the years. Therefore the changes made to 459 Altrincham Road are not alien when viewed within the character of the properties within the area, albeit a contemporary approach that has been followed for certain aspects of the additions. It is still in keeping with the overall character of the properties and the area within which they are located. It

is not therefore considered that the proposals have had a detrimental impact upon the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Not affected by this proposal

Parking

Existing car parking arrangements are not affected by this proposal.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

619.00-Location Plan received 14th May 2025

619.01 Rev D- As Built Plans and Elevations received 29th May 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.

2) 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 extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

1 Spinney Road, Manchester, M23 1AD
5 Spinney Road, Manchester, M23 1AD
461 Altrincham Road, Manchester, M23 1AR
2 Parkbrook Road, Manchester, M23 1AN
3 Spinney Road, Manchester, M23 1AD
4 Spinney Road, Manchester, M23 1AB
2 Spinney Road, Manchester, M23 1AB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) - -
Benefitting From Flood Defences -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA