

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142830/FH/2025
Date registered valid: 29 April 2025
Proposal: Erection of single storey rear extension
Address: 1 Keswick Close, Manchester, M13 0DD
Ward(s): Ardwick Ward

Applicant: Mrs Miranda Livy
Agent (if any): Dr Kanadi Jagafa, Mason and Marlowe Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24th of June 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29/05/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 May 2025 Expired: 17 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 two-storey end terraced C3 dwellinghouse. The property features a pitched roof and a small rear garden. At the front of the property is a hard standing driveway bordered by a small rise wall and metal fencing. A small alleyway passes the eastern boundary of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Keswick Close is a residential street situated within the Ardwick ward of Manchester. The property is surrounded by similar built family properties, other dwellings in the area consist of terraced and semi-detached houses of a similar brick design and age. To the west of the property are multiple high-density flats. It is noted that a property nearby to the proposal site currently benefits from a similar natured extension.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation.

Policies

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

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2017 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

- Chapter 8- Promoting healthy and safe communities
- Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- A long term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on the behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

Policy JP-P1: Sustainable Places

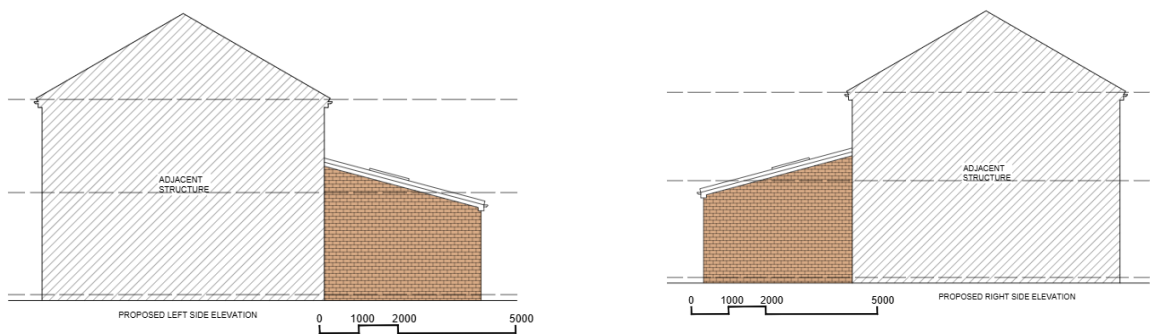
Submitted plans, ground floor and first floor plans.



Proposed front and rear elevation.



Proposed left and right-side elevation



Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections received.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new development enhances or creates character, meets local needs and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Guidance in the National Planning Policy Framework also seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting Scale and Massing

The single storey rear extension would be situated at the rear of the property facing south-east. It is proposed to project approx. 3.9m backwards from the host dwellinghouse, with a width of approx. 6.5m. The roof height is approx. 3.5m sloping down to 2.4m at the eaves. A small gap of 0.2m will be maintained to the shared southwestern boundary.

The rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m) It is within the limitations for a larger home's extension application and therefore this variance could be accommodated in this location in the instance.

It is acknowledged that a similar natured extension was approved through prior permitted development rights at 3 Brandish Close (North-east to the property). The dimensions are as follows, projection of 3.9m to the rear with a maximum height of 3.59m and a height at eaves of 2.45m.

The overall siting, scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, which would avoid resulting in an excessively large or bulky' addition to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The submitted application form indicates that the extension will be built with brick and roof tiles to match the existing dwellinghouse. The proposed materials used to match the existing windows and doors is UPVC. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity- Sunlight, Overbearing, Privacy & Relationship to Neighbours.

Regarding sunlight, the proposed extension will not create any additional shadowing on neighbours no.3 and no.5 Keswick Close. The extension may cause a slight impact on the summer evening sun-light hours on no.17's Holker Close's Garden, however this loss of light would not be so undue as to warrant a reason for refusal.

The extension may feel slightly encroaching for neighbouring property (no.3) due to the proximity of the properties when in the garden. The fence panels between the shared boundary are considerably low and transparent which may lead to the feature feeling overbearing (However, the one storey element of the rear extension helps with limiting the feeling of overbearingness on neighbours' property. Additionally, the mono-pitch roof design means the mass and bulk is reduced in terms of intruding onto the shared southwestern boundary.

Sited at the rear of the property, most of the proposal wouldn't be visible from the front of the street scene. However, the extension would be visible from the highway at the rear of the property. Neighbouring properties would also be able to view the proposed extension from private spaces. The overall character of this property and its surrounding area should not be harmed by these works

Moreover, none of the proposed windows should contribute to issues of overlooking or loss of privacy as the proposed doors will face directly into the garden. The remaining windows will be used as sky lights above 1.7m from the floor (in line with permitted development rights for householders) therefore privacy between neighbouring residential units will be unaffected.

However, the proposed extension would result in a significant reduction in the applicant's private external amenity space. The preference for private amenity space can depend on the user and it is acknowledged that there are multiple communal green spaces around the property and a sufficient provision is retained.

Waste Storage & Parking

There are no new arrangements that will impact upon waste storage or parking.

Accessibility

The proposal does not affect the entrance or threshold of the building.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development

Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
2. The development hereby approved shall be carried out in accordance with the following documents:

Proposed Plans/ Elevations stamped as received by the City Council as Local Planning authority on the 29.04.2025.

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 and policies SP1 and DM1 of the Manchester Core Strategy.

- 3.** The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture including:

- Brick to match existing
- Roof tiles to match existing
- UPVC framed windows to match existing
- Aluminium framed bi-fold doors.

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

23 Holker Close, Manchester, M13 0DN
7 Brandish Close, Manchester, M13 0DG
19 Holker Close, Manchester, M13 0DE
13 Holker Close, Manchester, M13 0DE
7 Holker Close, Manchester, M13 0DE
6 Chelford Close, Manchester, M13 0DB
19 Edbrook Walk, Manchester, M13 0DA
11 Edbrook Walk, Manchester, M13 0DA
21 Edbrook Walk, Manchester, M13 0DA
11 Holker Close, Manchester, M13 0DE
8 Chelford Close, Manchester, M13 0DB
27 Holker Close, Manchester, M13 0DN
25 Holker Close, Manchester, M13 0DN
21 Holker Close, Manchester, M13 0DN
17 Holker Close, Manchester, M13 0DE
15 Holker Close, Manchester, M13 0DE
9 Holker Close, Manchester, M13 0DE
5 Keswick Close, Manchester, M13 0DD
3 Keswick Close, Manchester, M13 0DD
4 Chelford Close, Manchester, M13 0DB
5 Brandish Close, Manchester, M13 0DG
3 Brandish Close, Manchester, M13 0DG
1 Brandish Close, Manchester, M13 0DG
2 Chelford Close, Manchester, M13 0DB
12 Chelford Close, Manchester, M13 0DB
10 Chelford Close, Manchester, M13 0DB
9 Edbrook Walk, Manchester, M13 0DA
31 Edbrook Walk, Manchester, M13 0DA
29 Edbrook Walk, Manchester, M13 0DA
27 Edbrook Walk, Manchester, M13 0DA
25 Edbrook Walk, Manchester, M13 0DA
23 Edbrook Walk, Manchester, M13 0DA
17 Edbrook Walk, Manchester, M13 0DA
15 Edbrook Walk, Manchester, M13 0DA
13 Edbrook Walk, Manchester, M13 0DA

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 (Middle) -
Area Team Boundary - Name: NORTH AREA