

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142342/FH/2025

Date registered valid: 7 March 2025

Proposal: Erection of two storey side and part single, part two storey rear extension and proposed detached outbuilding in rear garden

Address: 165 Birchfields Road, Manchester, M14 6PJ

Ward(s): Rusholme Ward

Applicant: Mr Irfan Ali

Agent (if any): Mr Ahmed Choudhry, NADA ARCHITECTS

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 March 2025 Expired: 4 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey semidetached dwellinghouse on Birchfields Road. The property features an existing single storey rear outrigger extension, hardstanding to the front, for off street vehicle parking and a garden to the rear with detached garage.

Description of area

The proposal is in a mostly residential part of the Rusholme ward of Manchester. The rear boundary is shared with the playing fields of MEA Central School.

Description of development

Erection of two storey side and part single, part two storey rear extension and proposed detached outbuilding in rear garden.

Two storey side extension

The two storey side extension projects 2805mm from the existing side elevation and runs 12180mm from the principal elevation to meet the rear elevation of the proposed two storey rear extension. The two-storey side extension is finished in brick with a blended hipped roof and glazing to the front.

Ground floor rear extension

The ground floor rear extension projects 3000mm from the existing rear elevation and spans 8100mm across the rear of the property to meet the side elevation of the proposed side extension. The ground floor extension is finished in brick to match with glazing to the rear. The single storey part is finished with a sloping flat roof featuring 1no roof light.

first floor rear extension

The first-floor rear extension projects the same 3000mm as the ground floor but spans 4900mm across the rear from a 3500mm set back to the attached boundary to meet the proposed side extension. The extension is finished in matching brick and hipped roof and glazing to the rear.

Detached outbuilding

The proposed detached outbuilding sits in the location of the existing detached garage and measures 9600mm x 3700mm. The proposed outbuilding has an eaves height of 2400 and ridge height of 3265mm and is finished in matching brick and tile with glazing to front and side.

PLANNING HISTORY

ENF/10459/10

Description: Enforcement Enquiry - Display of advertisement

Decision: Resolved 18/08/2010

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The two-storey side extension would sit in line with the principal elevation and have the potential to create a terracing effect.

A secure ventilated bin store was required to be noted on the plans as the property would lose rear access to the garden.

The applicant was asked to step the first floor elevation back by 2000mm to negate this.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme removes sets the first floor back by 2000mm and adds a bin store.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy

- JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by having a lower roof line to the main dwelling house.

The first-floor side is sufficiently set back (2000mm) from the principal elevation to prevent a significant terracing effect.

Due to its, size, position and location in relation to the neighbours, with the first-floor rear having a gap to the attached boundary (no163) and being in line with the existing outrigger to No167, the proposal would not create and over-dominant or overbearing feature.

The proposed detached outbuilding sits on the similar footprint at the existing detached garage and at 2400mm has a minimal eaves height. The outbuilding sits alongside a detached garage at No.167, so has minimal effect.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials and 2000mm set back to the first-floor side extension, the character of the street would not be unduly affected.

The new outbuilding would not be seen from the street scene.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No 157 and 177 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the new rear elevation however given these replace similar windows on this elevation the impact to privacy is minimal. The new rear window on the first-floor rear extension is set back 1500mm from the side elevation and is in line with No.167's existing outrigger reducing the effect of overlooking.

The outbuilding windows face back into the grounds of the host property and are entirely at ground floor (as could windows within a permitted development outbuilding) so have minimal impact on privacy.

Light

Given the setback of the first-floor rear extension to No.163 and the extension sitting in line with No167s outrigger the impact to light from the added massing is minimal and not harmful enough to warrant refusal.

The outbuilding is entirely at ground floor and sits in a similar location to the existing garage so has a minimal effect on local light.

Noise

The proposed extension and outbuilding are not expected to generate any noise beyond what would be reasonably expected of a residential dwelling. A condition has been added to the outbuilding to ensure that the usage is associated with the main dwelling house.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the bin store as denoted. A condition is imposed to submit further detail.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 165 Birchfields Road, Manchester, involving the erection of a two-storey side extension, part single and part two-storey rear extension, and a detached outbuilding, has been thoroughly assessed. The design, scale, and materials of the extensions are in keeping with the existing property and surrounding area. The proposal does not adversely affect the character of the street, privacy, light, or noise levels for neighbouring properties. The development maintains adequate internal and external amenity space and complies with relevant policies and planning principles. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

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

- | | | | | |
|----|-------------------------------|-------------|-------------|------------------------------------|
| a. | Application Form | 07 Mar 2025 | | APPLICATION FORM |
| b. | Drawing - Location Plan | 07 Mar 2025 | | |
| c. | Drawing - Existing | 07 Mar 2025 | (01)001 | ELEVATIONS AND SITE PLAN |
| d. | Drawing - Proposed | 17 Mar 2025 | (02)001 PL1 | ELEVATIONS AND SITE PLAN |
| e. | Drawing - Existing & Proposed | 17 Mar 2025 | (03)001 PL1 | FLOOR PLANS |
| f. | Drawing - Proposed | 17 Mar 2025 | (04)001 PL1 | OUTBUILDING ELEVATIONS AND GF PLAN |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Outbuilding Ancillary living accommodation

The detached outbuilding hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential

amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5. Bin store

Details of the secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste shall be approved in writing by the City Council as local planning authority and implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

167 Birchfields Road, Manchester, M14 6PJ

90 Birchfields Road, Manchester, M14 6PH

92 Birchfields Road, Manchester, M14 6PH

163 Birchfields Road, Manchester, M14 6PJ

Manchester Enterprise Academy Central, 60A Lytham Road, Manchester, M14 6PL

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA