

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143368/FH/2025

Date registered valid: 4 July 2025

Proposal: Erection of single storey side extension following demolition of existing garage

Address: 2 Totland Close, Manchester, M12 5RY

Ward(s): Longsight Ward

Applicant: Mr A Butt

Agent (if any): Mr Dean King, NK Architectural

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 July 2025

Standard consultations:

Printed: 15 July 2025 Expired: 5 August 2025

Neighbour notifications

Printed: 15 July 2025 Expired: 5 August 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 detached bungalow along a corner plot position close to the junction of Totland Close and Pink Bank Lane in the Longsight ward of Manchester.

At the time of the planning officer's site visit, (dated, 23.07.2025) it was noted that an extension was in progress at the application site.



(Site visit 23.07.2025)

Whilst the application property is a bungalow, the immediately surrounding properties are mostly two storeys, except for no. 55 Pink Bank Lane along the rear boundary. The application

property has a dual pitched roof, either side of the front of the property, which faces onto Totland Close.

Site History

- Apart from the planning permissions granting consent for the development of the site and the wider area, (ref. nos. F07698, F04853), there are three other records:
- 141061/FH/2024 - Erection of a first floor and roof extension to form additional living accommodation, REFUSED 10.12.2024
- 133756/FH/2022 - Erection of single storey front and side extension to form additional living accommodation, WITHDRAWN 01.07.2022
- 131619/FH/2021 - Erection of single storey front and side extension to form additional living accommodation with a new vehicular access, WITHDRAWN 28.02.2022

Description of development

The submitted plan proposes a single storey side extension following demolition of existing garage.

The proposed extension would be sited along the side elevation of the existing bungalow whilst being flush with the front building line and measuring approximately 1131mm wide, it then projects forward of the Totland Road highway approximately 2698 deep, whilst maintaining a gap of approximately 171mm from the back of pavement. It projects approximately 2877mm wide along the back of pavement, then projects forward of the rear boundary approximately 8380mm deep and then comes forward of the side elevation of the host building approximately 4000mm wide. It would comprise of a combined flat and pitch roof design with the maximum proposed roof height measuring approximately 4675mm and would include a door and 1no. window along the roof - NORTH elevation; 2no.windows along the WEST 1 elevation; 1no. window and a door along the SOUTH elevation, together with 1no. window along the EAST elevation. It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations have been received in response to this application from local residents.

2. Highways

Highways officers have made the following comments:

CONTEXT

The applicant seeks consent for the erection of a single storey side extension, following the demolition of existing garage.

TRIP GENERATION AND JUNCTION CAPACITY:

The proposed development adds the potential of one additional bedroom. The increase in vehicular trips associated with this is expected to be minimal with no highway capacity issues anticipated.

SITE ACCESSIBILITY:

The site is considered to be in a good sustainable location.

PARKING AND ACCESS:

The proposal includes the removal of the garage. For the purpose of assessing off- street parking, a garage can be included in the number of parking spaces available within the curtilage of a property.

The loss of the garage as a parking space could be detrimental to the street, as the garage space could be used as a parking space. For example, if the residents of 2 Totland Close have two cars, one would have to be parked off the property.

The street does offer limited capacity for any additional parking demand. However, one additional vehicle parking on the street is not considered to be sufficient to suggest it will have an unacceptable impact on the highway.

CYCLE PARKING:

It is recommended that a secure and sheltered cycle parking provision for one cycle should be provided within the curtilage of the site.

BOUNDARY TREATMENTS:

No impact is proposed to any boundary features.

REFUSE COLLECTION:

The extension does not impact the highway. However, it is noted that for the purpose of the refuse collection, the movement of the bins from the rear area to the street will have to be over a high step. This step previously formed the garage floor.

POLICY

The following guidance, policy and legislation are considered to be relevant to the proposed development.

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
2. 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)

3. 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:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

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.

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

- Chapter 2: Design

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

Principle of development

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 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 (single storey side extension following demolition of existing garage) - In this instance, the application relates to a detached bungalow along a corner plot position close to the junction of Totland Close and Pink Bank Lane. Whilst it appears that the estate has been designed in such a way that bungalows were a necessary housing type in order to accommodate such a close arrangement of properties in an untypical layout, the resultant contextual relationship of the submitted application would create built form that would project forward of the original front building of the host dwelling, thereby, mirroring in-part the footprint and siting of the garage to be demolished. The proposal is designed to be subservient to the original dwellinghouse by being entirely at ground floor and therefore there would be minimal impact to massing.

In terms of accessibility, the proposal does not change how people access the building.

Due to its, size, position and location in relation to the immediate adjoining two storey properties of no.4 Totland Road and nos. 51 and 53 Pink Bank Lane, the adjacent Bankside Court; together with the bungalow along the rear boundary, specifically no. 55 Pink Bank Lane; the proposal would not create an over-dominant or overbearing feature.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

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.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding windows along the side elevations (facing the existing boundary treatment along the common shared boundaries with no. 4 Totland Road and no. 51 Pink Bank Lane), however given these are at ground floor, and would be broadly similar to existing windows; coupled with the existing high boundary treatment, combined with the orientation and siting of those dwellinghouses along the common shared boundaries; together with the separation distance that would still be maintained from the common boundaries, the impact to privacy and overlooking is minimal. It is however recommended that the proposed bathroom window is conditioned requiring obscure glazing given its position so close to the back of pavement and the Totland Road highway and in the interest of privacy.

In terms of the impact on 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. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; 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) - In the case of this application, whilst the new addition is broadly designed to match the style and features of the host building by using facing bricks, concrete tiles and UPVC fenestration to match the existing, as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. On this basis, given the limited massing, together with

the use of proposed materials, the character of the host building or the general area would not be unduly affected. Additionally, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - From the submitted information, it is unclear the current refuse storage and collection arrangements, therefore it is assumed that bins are either stored along the front, side or rear elevations of the host dwelling and brought to the back of pavement on collection days. However, it is noted that for the purpose of the refuse collection, the movement of the bins from the rear area to the street will have to be over a high concrete platform. This platform previously formed the garage floor. It is therefore recommended a condition is attached requiring details of the storage location for wheeled bins to be provided for further assessment; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and on-site parking) - It is intended to demolish the existing garage to facilitate the proposed development; and therefore, the existing arrangement would in-part be affected. In this instance, although the number of on-site car parking space would be reduced, the existing driveway would be unaffected. Furthermore, considering the site location close to the junctions of Totland Close and Pink Bank Lane, there is a likelihood that the proposal could generate a demand for on-street parking. In addition, Highways officers recommended that a secure and sheltered cycle parking provision for one cycle should be provided within the curtilage of the site; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to policies 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) 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

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report and 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 04 July 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 July 2025.

- Existing and Proposed Floor Plans, drawing number A104, received by the City Council as the Local Planning Authority on 04 July 2025.
- Proposed Elevations, drawing number A107, received by the City Council as the Local Planning Authority on 04 July 2025.

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

3) The external facing materials, bricks, tiles, fenestration, facias and soffits used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

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).

4) 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: Proposed Site Plan, drawing number PR02-07, Proposed Floor Plans, drawing number PR02-04.1 and Proposed Elevations, drawing number PR02-05.1, all received by the City Council as the Local Planning Authority on 07 July 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).

5) Before occupation of the development hereby approved, finalised details of storage arrangements for refuse, including elevational details of screening/enclosure of a bin storage area, shall be submitted to, and approved in writing by, the City Council as local planning authority. Prior to the extension first being occupied the bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to policies DM1 and EN19 of The Manchester Core Strategy Development Plan Document (2012) and saved policy DC1 of the Unitary Development Plan (1995).

6) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

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.

8) No part of the development shall be occupied until space and facilities for a secure and sheltered bicycle parking provision have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

9) Before first occupation the ground floor bathroom window on plan reference A104 shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 24, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 23, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 21, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 2, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 18, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 17, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 15, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 11, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 1, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
6 Totland Close, Manchester, M12 5RY
4 Totland Close, Manchester, M12 5RY
51 Pink Bank Lane, Manchester, M12 5GR
55 Pink Bank Lane, Manchester, M12 5GR
Flat 7, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 5, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 38, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 36, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 33, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 3, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 27, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 25, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 22, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 20, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 19, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 16, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 14, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 10, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 6, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 39, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 37, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 35, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 34, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 32, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 30, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 29, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA
Flat 26, Bankside Court, 49 Pink Bank Lane, Manchester, M12 5GA

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
Area Team Boundary - Name: NORTH AREA