

Planning

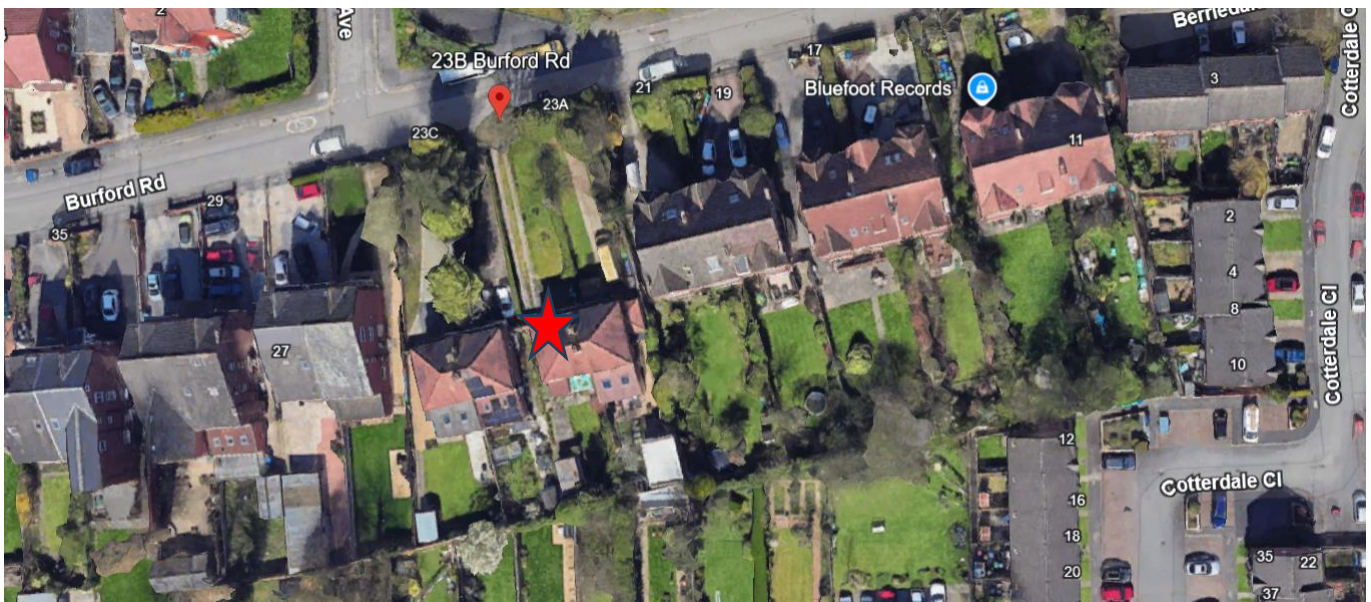
Growth & Development

Delegated officer report for planning application

Application no. 143054/FH/2025
Date registered valid: 28 May 2025
Proposal: Erection of single storey rear extension and porch to side following demolition of outrigger and conservatory
Address: 23B Burford Road, Manchester, M16 8EW
Ward(s): Whalley Range Ward

Applicant: Mr Harris
Agent (if any): Mr Steven Mellor, William McCall
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th July 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 June 2025 Expired: 25 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 application site relates to a two storey semi detached property in the Whalley Range ward area of Manchester. The property is set back considerably from the pavement by approximately 25.0m and features a single storey rear extension projections. A garden and driveway is located at the front with a large garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant proposes the erection of a single storey rear extension and porch to side following demolition of outrigger and conservatory



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments received as a result of this proposal

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.
We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property 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 amenity terms that would warrant refusal of the application.

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

History relating to 23b Burford Road

There are no applications relating to this site.

Residential amenity

The applicant proposes the erection of a single storey rear extension and porch to side following demolition of outrigger and conservatory.

Following demolition of the existing rear projections, the applicant proposes to erect a single storey rear extension with a projection of 4.3m approximately and a height of 4.0m which would extend the full width of the rear wall. The roof would be mono pitch sloping with the inclusion of three roof lights. Double doors and a window would be situated on the rear elevation; no windows are proposed along the side elevations.

Although the projection of the proposal goes beyond what is normally allowed, given that the presence of a structure is already established within this location along the rear of the property, it is not considered that the introduction of a single storey rear extension in this location would provide any visual harm to the adjacent or surrounding properties including loss of privacy, light or overshadowing. Furthermore, both neighbouring properties have single storey rear projections which mitigate any significant impact.

As part of the changes, the applicant proposes to erect a hollow side porch which would measure 800mm in projection to a width of 1.8m and a height of 3.0m approximately. The base would be brick with supporting columns and dual pitch roof. This is considered to be an acceptable addition to the side of the property especially given the limited size.

Overall, the footprint of the proposal is not considered to create a bulky or disproportionate scale addition to the property. The proposal would be visible from the public highway and therefore would feature within the street scene, however, the character of the area is retained although over time as the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible

On balance, the proposal is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

In context to the application site, the extensions are acceptable. The scale and massing of the extensions are considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extensions would not present an unusual feature in the immediate area and due to the existence of other similar extensions in the area, the size of the extensions are considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick and tile as specified in the application form. The design of the extensions have been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the front and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Refuse Bins

Refuse bins are unaffected by this proposal as space along the side is retained for the movement of refuse for collection. This would comply with policy EN19 of the Core Strategy.

Parking

Car parking would be unaffected by the proposal as off road car parking would be retained at the front of the property.

Conclusion

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Received on 28th May 2025 numbered 05/25/48 1 OF 2 Existing and Proposed plans and Elevations

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

21 Burford Road, Manchester, M16 8EW
Flat C, 44 Clarendon Road, Manchester, M16 8LD
Flat B, 44 Clarendon Road, Manchester, M16 8LD
Flat A, 44 Clarendon Road, Manchester, M16 8LD
50 Clarendon Road, Manchester, M16 8LD
Sure Start Childrens Centre, Burford Road, Manchester, M16 8HE
44 Clarendon Road, Manchester, M16 8LD
23C Burford Road, Manchester, M16 8EW
48 Clarendon Road, Manchester, M16 8LD
52 Clarendon Road, Manchester, M16 8LD
46 Clarendon Road, Manchester, M16 8LD
23D Burford Road, Manchester, M16 8EW
23A Burford Road, Manchester, M16 8EW

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA