MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141864/FH/2025
Date registered valid:	16 January 2025
Proposal:	Retention of single storey extensions to the front and rear and conversion of garage into additional living accommodation.
Address:	68A Kenworthy Lane, Manchester, M22 4EF
Ward(s):	Northenden Ward
Applicant:	Mr Naqvi Alphan Planning & Design
Agent (if any):	Mr Naqvi Alphan Planning & Design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**11 March 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2025

Standard consultations: Printed: 31 January 2025 Expired: 21 February 2025

Neighbour notifications: Printed: 31 January 2025 Expired: 21 February 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a single storey detached C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof. Prior to works associated with this application taking place, the property featured white uPVC windows, a front porch canopy, a single-storey front outrigger and integrated garage, a front driveway, and a spacious wraparound garden with mature trees and foliage.



Application site in Feb 2024, prior to works taking place



Application site in Feb 2025, with works already taken place



Front of application property in Feb 2024



Front of application property in Feb 2025



Side of application property in Feb 2024



Side of application property in Feb 2025



Rear of application property in Feb 2024



Rear elevation in Feb 2024



Rear elevation in Feb 2025



Rear amenity space in Feb 2024



Rear amenity space in Feb 2025



Side of application property in Feb 2024



Side of application property in Feb 2025

Description of area

Kenworthy Lane is a residential street situated within the Northenden ward of Manchester, close to Kenworthy Lane Woods, the River Mersey and Manchester Outer Ring Road (M60). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the retention of single storey extensions to the front and rear and conversion of garage into additional living accommodation.

Planning history

138508/FH/2023 - Erection of a single storey rear extension together with the conversion of the existing garage to form additional living accommodation – Approved (25.03.2024).

Consultations & Notification Responses

Two letters of objection were received from local residents in response to this application. Their concerns are summarised as follows:

- The very large extension has already been built.
- The plot's trees along the shared boundary and existing fence have already been removed.
- Construction activities associated with the extension was invasive.
- The roof of the extension is very high and has changed the shape and character of the dwellinghouse.
- The extension is situated in very close proximity to the plot boundaries.
- The extension has resulted in overlooking and loss of privacy for neighbouring occupiers, particularly adjoining garden spaces.
- The extension wraps around the entirety of the dwellinghouse, rather than just the side, as was initially proposed.
- Concerns relating to the use of the property, potentially as a House in Multiple Occupation.

In their consultation response dated to the 7th March 2025, **Flood Risk Management** indicated that a minor extension proforma would need to be submitted prior to the determination of the application. The case officer of the planning application highlighted that a Flood Risk Assessment had already been included as part of the planning submission, requesting **FRM** review this document and advise as to what further details were required. No response was received.

Cadent Gas made no objection to the proposal, requesting an informative note be attached.

In their consultation response dated to the 21st February 2025, the **Neighbourhood Team Leader (Aboriculture)** made no objection to the proposal, subject to the submitted method statement being strictly adhered to. Updated arboriculture documents were received on the 4th March 2025. These were relayed to **Arboriculture** who made no objection to the proposal.

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 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

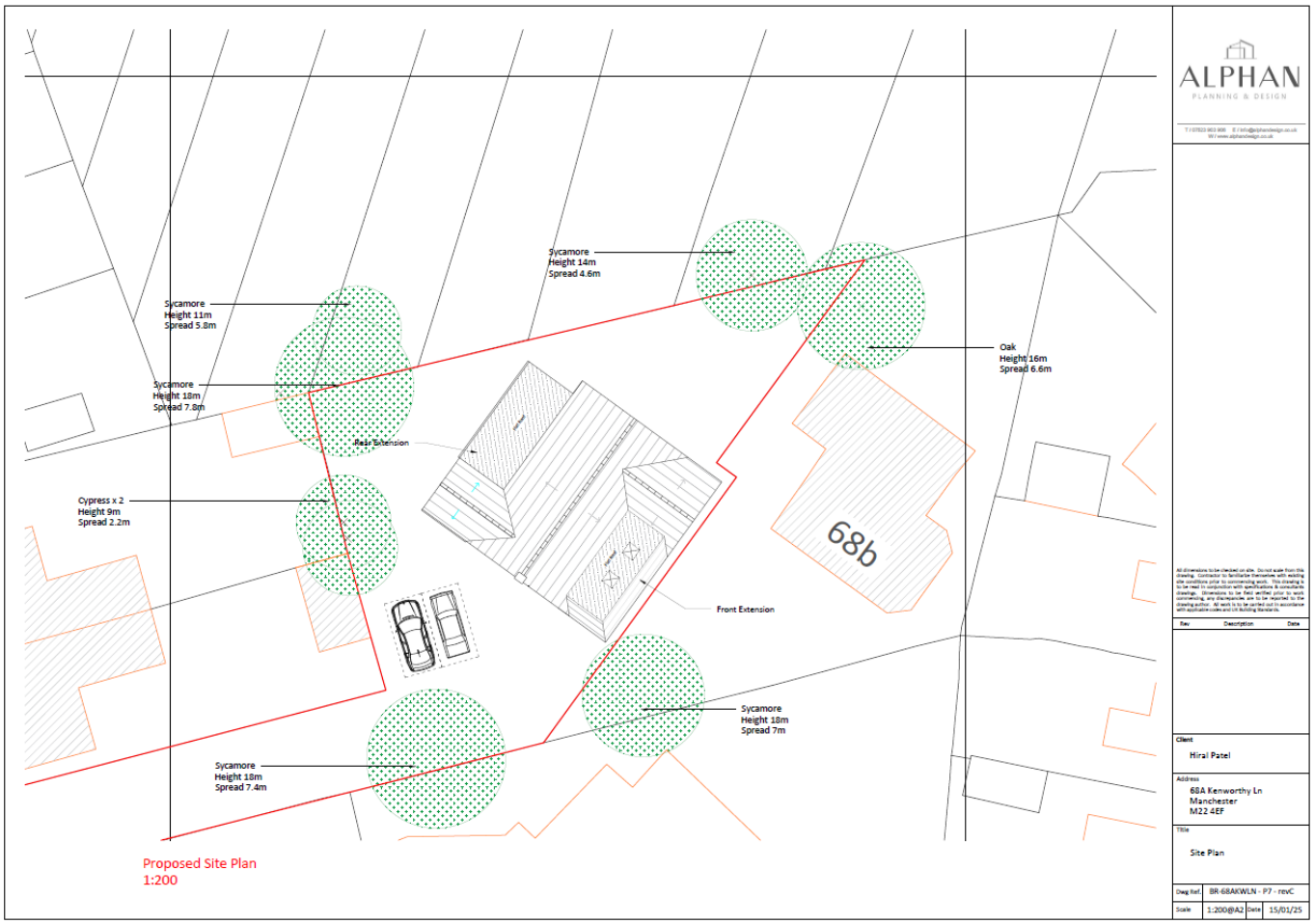
- Policy JP-P1: Sustainable Places



Submitted existing plans and elevations, depicting application property prior to works taking place



Submitted proposed plans and elevations



Submitted proposed site plan

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey front extension together with a single storey rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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 front extension would be sited along the southeastern edge of the property. It would project 2.62m frontwards from the host dwellinghouse, with a width of 6.43m, part-hipped/part-flat roof height of 2.925m (set approximately 3.487m below the existing ridge), and an eaves height of 2.184m. It would be sited 0.569m away from the boundary shared with No.68b Kenworthy Lane.

The single storey rear extension would be sited along the northwestern edge of the property. It would project 3.4m rearwards from the host dwellinghouse with a width of 10.85m. At its southwestern end, the extension would feature a part-dual pitch roof measuring to 4.048m in height (set approximately 1.529m below the existing ridge), with an eaves height of 2.302m. The remainder of the extension would feature a flat roof form measuring to 2.859m in height. A gap of approximately 5.446m would be maintained to the boundary shared with No.68 and No.70 Kenworthy Lane, with a gap of approximately 1.346 maintained to the boundary shared with No.53 and 55 Orchard Road West.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Moreover, the 3.4m rearward projection of the rear extension does not exceed the limit stipulated in policy DC1 of the Unitary Development Plan for the City of Manchester. Sufficient private outdoor amenity space would be retained to the side and rear of the dwellinghouse.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the extension would be built of facing brickwork, concrete roof tiles, and white uPVC windows to match the existing dwellinghouse, with a GRP fibreglass or EPDM flat roof and uPVC fascia and guttering.

The submitted plans indicate that the front extension would feature 2no. windows to its southeastern elevation, 1no. window to its southwestern elevation, and 2no. skylights atop its flat roof.

The submitted plans indicate that the rear extension would feature 1no. window to its southwestern elevation, 3no. windows and 1no. inward-opening door to its northwestern elevation and a set of outward-opening doors to its northeastern elevation.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front and back of the property, away from Kenworthy Lane (located approximately 50m west of the dwellinghouse), the extensions would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, their use of matching brickwork, roof tiles, and windows should further ensure that they do not form prominent visual features. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – it is acknowledged that concerns were raised by local residents in relation to the proposal's potential to have a detrimental impact upon the residential amenity of neighbouring occupiers, particularly in terms of overlooking and loss of privacy.

However, given that the front extension represents a relatively minor addition to the property, which would be single storey with a maximum roof height of 2.925m and sited approximately 6.742m away from the nearest dwellinghouse of No.68b Kenworthy Lane, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Further to this, it is considered that the window in its southwestern elevation should not give rise to issues of overlooking or loss of privacy given that it would not face into a neighbouring residential plot, instead facing Saint Hilda's RC Church. Moreover, the windows in its southeastern elevation would serve secondary, non-habitable rooms and have been conditioned to be obscurely glazed due to their proximity to the boundary shared with No.68b Kenworthy Lane. This should ensure that the privacy of neighbouring occupiers is not compromised as a result of the front extension.

Similarly, given that the rear extension represents a reduction of the previously approved scheme under 138508/FH/2023, would be single storey with a maximum roof height of 4.048m, and would maintain considerable gaps to the plot's shared boundaries as well as distances to the surrounding dwellinghouses, it is considered that the extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Furthermore, the considerable gaps maintained to the plot's shared boundaries and surrounding dwellinghouses should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works, despite the inclusion of windows/doors to all elevations of the rear extension.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal as sufficient space around the perimeter of the property would be retained, allowing bins to be stored away from the street scene and public realm.

Parking – the proposal would result in the loss of the property's integrated garage space; however sufficient space would be retained on the plot's driveway to accommodate at least one vehicle (i.e. 2.4m by 4.8m), as indicated on the submitted proposed site plan. These arrangements are considered acceptable.

Trees – it is acknowledged that concerns were raised by local residents in relation to the removal of existing trees on site. However, in their email correspondence dated to the 13th February 2025, the agent of the application confirmed that the existing trees had been cut back and pruned only, with 1no. tree removed by the previous owner. The stump of this tree was removed due to issues associated with the foundations of the extension proposed along with existing overgrowth present on site.

Further to this, in their consultation response dated to the 21st February 2025, the Neighbourhood Team Leader (Aboriculture) made no objection to the proposal, subject to the submitted method statement being strictly adhered to. Updated arboriculture documents were received on the 4th March 2025. These were relayed to the Neighbourhood Team Leader (Aboriculture) who made no objection to the details contained within the updated documents, subject to the submitted method statement being strictly adhered to. Conditions relating to the protection of existing trees on site and adherence to the method statement have therefore been attached.

Boundary treatment – it is acknowledged that concerns were raised by local residents in relation to the removal of the plot's existing boundary treatment. However, it should be noted that this alteration is able to be undertaken under permitted development rights without the need to apply for planning permission. These concerns would therefore not warrant the refusal of the application.

Construction impacts – any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act

Flood Risk Management – In their consultation response dated to the 7th March 2025, Flood Risk Management indicated that a minor extension proforma would need to be submitted prior to the determination of the application. The case officer of the planning application highlighted that a Flood Risk Assessment had already been included as part of the planning submission, requesting Flood Risk Management review this document and advise as to what further details were required. No response was received.

The submitted Flood Risk Assessment does not provide an assessment of the estimated flood level for the site, nor product 4 data. However, it is noted that the finished floor levels of the single storey extensions would be set no lower than the existing floor levels of the dwellinghouse, with the submitted drawings also indicating that evacuation routes would be available along the southwest, northwest, and northeast elevations of the dwellinghouse. In the absence of relevant advice administered by Flood Risk Management, these arrangements are considered acceptable.

Use – it is acknowledged that concerns were raised in relation to the property potentially being used as a House in Multiple Occupation. However, the planning submission does not indicate that permission is being sought for a change of use from C3 to C4 at the address.

Other matters – the proposal also includes a number of elevational alterations. These are detailed below:

- Southwestern elevation – 1no. window replaced with 1no. inward-opening door.
- Northeastern elevation – 1no. window and door set replaced with a set of outward-opening patio doors. 2no. windows replaced with 2no. sets of outward-opening patio doors.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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 polices 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13669885', stamped as received by the City Council as Local Planning Authority on the 16th January 2025.

‘Proposed Plans & Elevations’, numbered ‘BR - 68AKWLN - P3’, stamped as received by the City Council as Local Planning Authority on the 16th January 2025.
‘Site Plan’, numbered ‘BR-68AKWLN - P7 – revC’, stamped as received by the City Council as Local Planning Authority on the 4th March 2025.
‘BS 5837:2012 Arboricultural Impact Assessment’, stamped as received by the City Council as Local Planning Authority on the 4th March 2025.
‘BS 5837:2012 Method Statement’, stamped as received by the City Council as Local Planning Authority on the 4th March 2025.

Reason - To ensure the development is carried out in accordance with the approved documents and plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing dwellinghouse.

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.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Before first occupation, the proposed windows in the southeastern elevation of the extension, as shown on ‘Proposed Side Elevation (B)’, stamped as received by the City Council as Local

Planning Authority on the 16th January 2025, 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.

7) The finished floor levels of the extensions hereby permitted shall be set no lower than the floor levels of the existing dwellinghouse, as specified on the submitted Flood Risk Assessment, stamped as received by the City Council as Local Planning Authority on the 8th January 2025.

Reason - To promote sustainable development and manage the risk of flooding, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist
.
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register onwww.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Neighbourhood Team Leader (Arboriculture)

57 Orchard Road West, Manchester, M22 4FD
51 Orchard Road West, Manchester, M22 4FD
68 Kenworthy Lane, Manchester, M22 4EF
59 Orchard Road West, Manchester, M22 4FD
55 Orchard Road West, Manchester, M22 4FD
53 Orchard Road West, Manchester, M22 4FD
49 Orchard Road West, Manchester, M22 4FD
68B Kenworthy Lane, Manchester, M22 4EF
70 Kenworthy Lane, Manchester, M22 4EF
66 Kenworthy Lane, Manchester, M22 4EF

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA