MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142575/FH/2025
Date registered valid:	13 May 2025
Proposal:	Erection of a part single/part two storey side and rear extension to form additional living accommodation
Address:	26 Peveril Crescent, Manchester, M21 9NS
Ward(s):	Chorlton Ward
Applicant:	Mr & Mrs Trivedi
Agent (if any):	Mr Simon Casey, BlueChip Architecture Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **03 July 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 June 2025

Standard consultations: Printed: 22 May 2025 Expired: 13 June 2025

Neighbour notifications: Printed: 22 May 2025 Expired: 13 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

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 Peveril Crescent. The property features an attached side garage with garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Chorlton ward of Manchester. Ryebank Fields borders the rear boundary. The property is in Flood Zone 2.

Description of development

Erection of a part single/part two storey side and rear extension to form additional living accommodation

Part single part two storey side extension

The proposed ground floor side extension projects 2390mm from the existing side elevation and spans 3150mm the rear elevation of the existing utility room to meet the rear elevation of the proposed rear extension. The first-floor part projects the same 2390mm and runs 4715mm from a setback of 5445mm to 1350mm from the rear elevation of the proposed ground floor. The side extension is finished in matching brick and a gable roof to match the existing.

Part single part two storey rear extension

The proposed ground floor rear extension projects 3150mm from the existing rear elevation and spans the full 8090mm across the rear of the property to meet the side elevation of the proposed side extension. The first-floor part spans the same 8090mm but projects 1350mm less at 1800mm. The rear extension is finished in matching brick with a flat roof to the ground floor part and gable end tiled roof to the first floor. New glazing is to the rear.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management
Manchester City Council Flood Risk Management were consulted on this application and had no objects but recommended an informative be attached to the decision regarding the proximity of a local culvert.

Manchester City Council Environmental Health
Manchester City Council Environmental Health identified that the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. They recommended a condition for an appropriate and comprehensive construction designs for the installation of a proprietary gas membrane to be attached to the decision for approval.

Notifications

Local Residents
No representations received.

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 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
    - EN 18 - Contaminated Land and Ground Stability
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
    - JP-S4: Flood Risk and the Water Environment
  - 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
  - Section 14 - Meeting the challenge of climate change, flooding and coastal change

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 being mostly to the rear with a lower roofline.

The attached neighbour No24 features an existing two storey rear extension that sits on the boundary so the addition of a two-storey massing to No.26 at this location is minimal and would bring the pair of semis in line.

The detached neighbour No28 features a ground floor side and rear extension which projects a similar distance to the proposal. This helps reduce the impact on massing of the full two storey extension (with first floor only projecting 1800mm) to this neighbour.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
Only minimal views of the main 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, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension at the adjacent No.24 and would not therefore disrupt the area's existing features.

It is noted that Ryebank Fields are to the rear of the property and an application for new residential development is in progress at the time of this application however given the distance to the boundary there is negligible impact.

Effects on amenity

Privacy
The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal. The new first floor window is a like for like replacement which does not require the benefit of consent.

Light and Overbearing
Given the existing extensions to neighbours and the orientation and positioning of the properties the impact to light from the added massing is minimal.

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

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site (in the garage)

Vehicular access and car parking
The proposal would remove a vehicle parking garage but maintains off street parking 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 proposal is located in Flood Zone 2. The applicant provided the required information and, Flood Risk as the LLFA, accepted that the proposal was acceptable.
The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.
Manchester City Council Environmental Health identified that the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. They recommended a condition for an appropriate and comprehensive construction designs for the installation of a proprietary gas membrane to be attached to the decision for approval.

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.

CONCLUSION
The proposed part single, part two-storey side and rear extension at 26 Peveril Crescent is considered acceptable in terms of design, scale, and impact on neighbouring properties. It respects the character of the area, maintains adequate amenity space, and complies with relevant planning policies. Subject to the recommended conditions, the development would not result in any significant harm and is therefore recommended for approval.

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.

CONDITIONS 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.	Drawing - Location Plan	28 Mar 2025		THE LOCATION PLAN	
b.	Drawing - Site Plan	28 Mar 2025		PROPOSED	
c.	Drawing - Proposed	28 Mar 2025	201	FLOOR PLANS	
d.	Drawing - Proposed	28 Mar 2025	210	ELEVATIONS	
e.	Flood Risk Assessment or Drainage			13 May 2025	FLOOD RISK MINOR EXTENSION PROFORMA
f.	Flood Risk Assessment or Drainage			13 May 2025	EA PRODUCT 4 DATA

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 and approved plans 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. Gas Membrane

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority.

The approved details shall then be implemented prior to occupation as part of the development. Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

INFORMATIVE(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. Culvert

MCC records highlight that the underground Longford Brook/Nico Ditch is located within close proximity to the site (approximately 60 m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during

excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

24 Peveril Crescent, Manchester, M21 9NS

9 Peveril Crescent, Manchester, M21 9WR

16 Peveril Crescent, Manchester, M21 9NS

7 Peveril Crescent, Manchester, M21 9WR

28 Peveril Crescent, Manchester, M21 9NS

22 Peveril Crescent, Manchester, M21 9NS

20 Peveril Crescent, Manchester, M21 9NS

18 Peveril Crescent, Manchester, M21 9NS

14 Peveril Crescent, Manchester, M21 9NS

12 Peveril Crescent, Manchester, M21 9NS

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA