

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142954/FH/2025

Date registered valid: 15 May 2025

Proposal: Erection of a basement level and ground floor rear extension with elevational alterations following the removal of existing garage, conservatory and raised decking.

Address: 21 York Road, Manchester, M21 9HP

Ward(s): Chorlton Ward

Applicant: Mr Ben Mottershead, Guy Taylor Associates

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

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

Recommendation: Approve

Date of recommendation: 09 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: Posted: 4 June 2025 Expired: 25 June 2025

Press advert: Published: 27 May 2025 Expired: 17 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two storey semi detached dwellinghouse. The property features an existing rear conservatory feature (in disrepair) and large rear garden with 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. The site is within the Wilbraham Road/Edge Lane Conservation Area.

Description of development

Erection of a basement level and ground floor rear extension with elevational alterations following the removal of existing garage, conservatory and raised decking.

Erection of a basement level and ground floor rear extension

The proposal would demolish and replace the existing rear conservatory extension and raised decking. The proposed rear extension projects 3820mm at both levels and spans 8000mm across the rear of the property leaving 3800mm to the detached boundary and 1300mm to the attached boundary. The proposed extension is finished in red brick and stone bands to match with a pitch slate roof to match. Glazing to the rear is heritage Crittall style. A new metal stair is included from garden level to ground floor level.

Elevational alterations

The main elevational changes (aside from the extension and decking) are new arched windows on the rear elevation replacing existing rectangular windows. New rooflights are feature in the main roof. All windows are to be replaced with UPVC heritage sash windows.

PLANNING HISTORY

ENF/09533/09

Description: Deemed consent granted following successful ground (a) appeal against enforcement notice issued under reference ENF/09533/09 (appeal ref: APP/B4215/C/10/2123489) for the erection of a rear dormer extension

Decision: Deemed consent 26/10/2010

10/01374/ENF

Description: Appeal against Enforcement Notice ENF/09533/09

Decision: Allowed 26/10/2010

ENF/09533/09

Description: Installation of a rear dormer window

Decision: Enforcement action authorised 27/01/2010

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Heritage and Urban Design

MCC Heritage and Urban Design were consulted on this application and found the proposal broadly acceptable with the majority of development being at the rear that will not harm the special interest of the more significant front elevation that contributes character to the Wilbraham Road/Edge Lane conservation area.

Notifications

Local Residents

2no comments in objection to the proposed development received with concerns regarding:

- Impact to daylight and overshadowing
- Impacts to drainage and flooding
- Concerns on removal of existing structure
- Concerns on impact of excavations and construction
- Concerns on construction disruption
- Biodiversity impacts including biodiversity net gain.

Relevant planning concerns will be taken into consideration when assessing the proposal.

Residents Associations and Groups

Chorlton Civic Society was notified of the proposed works. No representations received.

Publications

Site Notice and Press Advertisements

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 3 – Heritage (Deletions replaced with PfE Policy JP-P2)

- EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC18 - Conservation Areas
 - 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
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

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

The extension is designed to be subservient to the original dwelling house by being entirely at the rear and at ground level.

The extension sits in the middle of the property away from the shared boundaries minimising the massing impact. No19 has a large rear extension which is more imposing than the proposed extension and therefore the proposed extension has limited massing impacts to the adjacent neighbour.

The design features a hipped roof and large glazing to the rear which, given the location is not out of character especially considering the hipped roof form to the adjacent no23 and an extension to No17.

The elevational changes are to the betterment of the building and acceptable.

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.

The main proposed works are not 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 window treatments are specified to fit in with the character of the conservation area.

The proposal is similar in size and scale to other buildings nearby, notably the large rear extension to No19 and rear extension at No 17 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the rear. Given the glazing is at basement and ground level combined with the large extension to No19, boundary treatment to No. 23 the impact to privacy is no more harmful than existing.

Light

Given the proposal is doesn't rise above ground floor level and the setback to the shared boundary, the impact to light from the added massing is minimal, especially considering the large existing extension to No19 which would have a greater impact to local light than the proposed.

Noise

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

It is noted that construction will often bring temporary amenity impacts to noise and dust etc however this is not a planning consideration.

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.

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The proposal is a householder development and is therefore exempt from biodiversity net gain rules. Notwithstanding this the proposal replaces an existing structure and has minimal impact on local green space and biodiversity.

Built Heritage

The proposal is within the Wilbraham Road/Edge Lane Conservation Area.

The conservation area is assessed by the LPA as having a high level of significance. Its special interest mainly derives from the quality of its surviving Victorian heritage assets and amenity garden spaces between buildings. These largely comprise of similarly scaled large Victorian villas within mature treed garden plots arranged in linear streets between Wilbraham Road to the north and Edge Lane to the south. The conservation area designation in particular notes the materials palette, spatial characteristics and architectural detailing of the visible elevations, but also references the importance of views from rear gardens

In heritage terms, the rear elevation carries much less significance than the front which contributes to the special character of the conservation area, so the extension will have a neutral impact on the designated land.

The rear garden has no visibility from any public vantage points within and outside of the conservation area. The development represents a very small fraction of the gross external area of garden, being only slightly larger than the footprint of the rear conservatory in situ and will remain in use as a garden. The open and spatial character of the rear garden would therefore be maintained by the proposed

development, preserving the character of the conservation area, especially when considering the size and form of local properties.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

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 21 York Road has been carefully assessed against local and national planning policies. The design, scale, and materials are sympathetic to the existing dwelling and the character of the Wilbraham Road/Edge Lane Conservation Area. The extension is appropriately sited, maintains residential amenity, and poses no significant harm to heritage assets or biodiversity. As such, the proposal is considered acceptable and is recommended for approval, subject to the attached 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. 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 - Proposed | 15 May 2025 | X4 | FLOOR PLANS AND ELEVATIONS INC |
| | | | | LOCATION PLAN |
| b. | Design & Access Statement | 15 May 2025 | | DESIGN AND ACCESS STATEMENT |
| c. | Supporting Information | 16 Jun 2025 | | ECOSLIDE PVC-U VERTICAL |
| | | | | SLIDER WINDOW SPECIFICATION |

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Heritage & Urban Design

Chorlton Civic Society

14A Groby Road, Manchester, M21 9GQ

Flat 8, 19 York Road, Manchester, M21 9HP

Flat 7, 19 York Road, Manchester, M21 9HP

Flat 6, 19 York Road, Manchester, M21 9HP

Flat 5, 19 York Road, Manchester, M21 9HP

Flat 4, 19 York Road, Manchester, M21 9HP

Flat 3, 19 York Road, Manchester, M21 9HP

Flat 2, 19 York Road, Manchester, M21 9HP

Flat 1, 19 York Road, Manchester, M21 9HP

16 Groby Road, Manchester, M21 9GQ

23 York Road, Manchester, M21 9HP

20 Groby Road, Manchester, M21 9GQ

18 Groby Road, Manchester, M21 9GQ

14 Groby Road, Manchester, M21 9GQ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA