

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142512/FH/2025
Date registered valid: 16 April 2025
Proposal: Erection of first floor side extension and rear roof dormer
Address: 1 Grange Drive, Manchester, M9 7AJ
Ward(s): Charlestown Ward

Applicant: Sam Scott
Agent (if any): Frank Smith, James Campbell Associates Ltd
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 May 2025 Expired: 23 May 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 area

The application site is located close to the north-east junction of Grange Park Road and Grange Drive. The surrounding area is predominantly residential comprising two storey houses with red brick elevations and tiled roofs. The application property forms the end unit in a row of four quasi-detached houses set within front and rear gardens. The houses are supported with off-street car parking. The row of houses has a shared eaves and ridge line with the end units forming a characteristic hipped pitched roof detail. A hipped pitched roof with a pediment detail defining the central arrangement of entrances to Nos 3 and 5. The application property has a single storey side extension with a hipped pitched roof. It is sites adjacent the shared south-east boundary. To the rear an extension with a hipped pitched roof has been formed. The existing elevations presented to the street comprise red brick. However, the rear elevations have a light grey render finish.



Fig.1 – Views of side of the house



Fig.2 – Views of the application property and neighbouring houses.

Description of development

The proposed development involves:

- i. The retention of a ground floor garage and dining room within the side extension. A first floor extension would be formed that aligns with the principal and main rear elevation.
- ii. The proposed roof would form a hipped pitch following the original ridge and eaves line.
- iii. To the rear a flat roof dormer extension would be formed. Its south-east elevation would align with the position of the original side wall. It would be 4.56 metres wide and offset from the boundary with No 3 by 750 mm to allow the retention of the existing chimney stack. The roof extension would align with the ridge line of the original roof and set back from the eaves. The proposed elevations would consist of hanging tiles to match the existing roof.

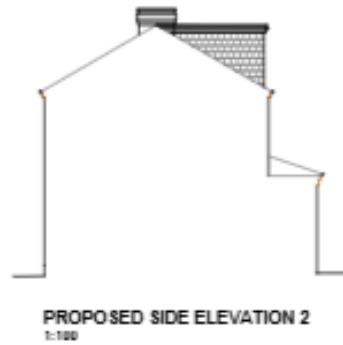


Fig.3 – Proposed elevations

The proposed internal layout comprises:

- i. Ground floor – Hall, WC, lounge kitchen, dining area and garage;
- ii. First floor – Three bedrooms and bathroom.
- iii. Second floor - Two bedrooms (one with an en suite bathroom).

Fig.4 - Proposed layout

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
- ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In this case, the development would be informed by the character of the application property and neighbouring houses. The development therefore not be satisfactorily related to section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG, which would be accorded with:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Health and well-being.

Places for Everyone (2022-2039) - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would be appropriately responded to:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is

considered that the development would, on balance, enlarge the application property without causing undue harm to residential amenity policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would respond positively to the above objectives. It would also facilitate the sustained occupation of the application property. Policy JP-S1 would not be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1, and it is not considered that the development would unduly impact on existing drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible.

On balance, the proposed development would be appropriately related to the application property and its context. The scale of the development would be appropriate in the context of relatively densely arranged built form. The development would be satisfactorily related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. For the reasons outlined below, it is considered that proposed design of the extension would be acceptable and satisfactorily related to policy EN1.

Policy EN 14 (Flood Risk) - Seeks to reduce the increased risk of flooding and to secure appropriate drainage. The site is in Flood Zone 1 and it is not apparent that the development would increase the localised risk of flooding.

Policy EN18 (Contaminated Land and Ground Stability) - Requires that ground conditions that may be potentially harmful to public health and appropriate identified and remediated. In this case, no historic land conditions with a potential impact on new development have been identified.

Policy EN19 (Waste) - Requires the provision of appropriate arrangement of the storage and collection of waste and recycling. The submission has indicated a bin storage area in the retained amenity area. Although bin storage details have not been provided it is anticipated that bins would continue to be stored in the front garden.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Effects on amenity;
- o Design for health.

As stated, the development would secure appropriate relationships to neighbouring houses in the context of relatively densely arranged built form. On balance, the development would be appropriately related to the objectives of policy DM1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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 would thereby be acceptable and has been determined within a timely manner.

Principle of the development – Whilst acknowledging that householders will seek to adapt accommodation to meet changing needs, any extension would need to be proportionate and appropriately related to the constraints of the site. In this case the close relationship of the application property to the neighbouring 39 Grange Park Road has been given consideration. The proposal has been amended to incorporate hipped pitched roof and a dormer extension with a flat roof dormer extension with reduced width. It is considered that this amendment has reduced the bulk and massing of the development and improved the resulting relationship between built form at 1 Grange Drive and 39 Grange Park Road. Given the existing relationship between these properties, it is not considered that there would be an appreciable reduction to the amenity of the residents of 39 Grange Park Road. On balance, the development would be acceptable.

Siting – The application property has an unusual configuration due to the orientation of its side elevation in relation to the rear wall of 39 Grange Park Road (which secures an 8 metre separation between the two elevations at first floor level). The position of and arrangement of and single storey extension and detached garage to the rear of 39 Grange Park Road would limit the impact of the siting the proposed extension. The neighbouring extension and garage cover the substantial area of the rear garden. The position of the rear garden also screens windows in the rear extension to 39 Grange Park Road. It is not apparent, therefore, that the siting would have an appreciable impact on the neighbouring ground floor habitable room windows. At first floor level the distance between the respective side and rear elevations would be reduced to 5.7 metres. However, the outlook from these windows is predominantly direct toward the side elevation of 1 Grange Drive and it is not apparent that this circumstance would be appreciably changed by the siting of the proposed extension. The application is also supported with a sun path analysis (Fig. 5). It demonstrates that, as the development would not introduce a further extension to the rear elevation, sunlight would continue to reach the first floor

bedroom windows of 39 Grange Park Road. The impact of the proposed roof configuration would also be reduced by the formation of a hipped pitched roof and a reduction in the width of the dormer extension.

Fig. 5 – Sun path analysis

Consideration has been given to the potential formation of a terracing effect. In this case, space would be maintained above the neighbouring extension and garage (to 39 Grange Park Road). It is highly unlikely that any potential future development would lead to the loss of the space above these two elements of 39 Grange Park Road. An appropriate demarcation would therefore be maintained between these properties. It is also considered that the formation of a continuous forward building line would maintain the relationship of the application property to the adjoining terrace. The formation of a hipped roof, which would also secure a satisfactory degree of visual continuity with the terrace. On balance and given the characteristics of the surrounding context the siting of the development would be acceptable.

Scale and massing – The height of the side extension has been appropriately related to the existing roofscape, i.e., through the incorporation of a hipped pitch and maintenance of the original eaves and ridge line. The proposed dormer extension would be appropriately related to the ridge line and the eaves to the rear elevation. Its position would also secure a defined space between the boundary with adjoining No 3 and the eaves to the south-east elevation. The scale and massing the development would thereby be acceptable.

Residential amenity – The impact of the siting of the development (in relation to residential amenity) has been discussed above. It is noted that the existing side elevation of the application property incorporates a landing window. The proposed extension would not include a window reducing the potential for light spill and associated disturbance. The development would be suitably related to the streetscene thereby maintaining the visual amenities of the area.

Design – The configuration of the side extension has been appropriately related to the character of the existing house, including its roofscape. The development would therefore have a coherent relationship to the adjoining terrace. The submitted drawings indicated the incorporation of matching render to all first floor elevations to the side extension. This approach may be appropriate in relation to the rear elevation as the adjoining elevation incorporates render. However, render to the fronts and side elevations (of the side extension) would not secure a satisfactory relationship to the application property and wider terrace. A materials condition has been included, which requires that the materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and

appearance. This includes the construction of the front (north-east) and side (south-east) elevations of the authorised extension in brickwork and its rear (western) elevation in render to match the appearance of the rear elevation of the existing house. The proposed dormer extension would incorporate matching hung tiles to secure a satisfactory relationship to the application property.

Land conditions – No historic land conditions have been identified.

Flood risk – The site is in Flood Zone 1, and it is not apparent that the development would result in additional risk of flooding.

Waste and recycling management – Bins are currently stored in the front garden. It is expected that these arrangements would be maintained and there would be no change to the existing circumstances.

Conclusion - The development would be satisfactorily related to the application property and its setting, including relationship to the neighbouring houses and the streetscene. The development would therefore be acceptable.

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 would thereby be acceptable and has been determined within a timely manner.

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 by the City Council as local planning authority on 24 March 2025 and 9 June 2025:

Householder planning application forms

Location plan with a red edge

Proposed layout and elevation drawing Ref: 21.2453.11 D.

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 for the City of Manchester.

3) Notwithstanding the detail of drawing referenced: Proposed layout and elevation drawing Ref: 21.2453.11 D, the materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance. This shall include the construction of the front (north-east) and side (south-east) elevations of the authorised extension in brickwork and its rear (western) elevation in render to match the appearance of the rear elevation of the existing house. The implemented materials shall be maintained in situ thereafter.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

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 shall be inserted into the elevations of the development hereby approved other than those shown on the approved drawings referenced: Proposed layout and elevation drawing Ref: 21.2453.11 D.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Policy and policies JP-P6 and JP- S1 of Places for Everyone. Joint Development Plan Document.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

37 Grange Park Road, Manchester, M9 7AF
3 Grange Drive, Manchester, M9 7AJ
2 Selkirk Drive, Manchester, M9 7AE
41 Grange Park Road, Manchester, M9 7AN
35 Grange Park Road, Manchester, M9 7AF
2 Grange Drive, Manchester, M9 7AL
39 Grange Park Road, Manchester, M9 7AF

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA