

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142291/FH/2025

Date registered valid: 3 March 2025

Proposal: Erection of a single storey side and rear extension together with the installation of external wall insulation with render finish to first floor and widening of vehicular access, and associated fenestration alterations.

Address: 14 Conyngham Road, Manchester, M14 5SA

Ward(s): Rusholme Ward

Applicant: Mr Christopher Rattew

Agent (if any): Mr Duncan Flemington, Studio10Architecture Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2025

Standard consultations:

Printed: 11 March 2025 Expired: 1 April 2025

Neighbour notifications

Printed: 11 March 2025 Expired: 1 April 2025

Site notice

Posted: 25 March 2025 Expired: 15 April 2025

Press advert

Published: 18 March 2025 Expired: 8 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: No

The application site relates to 14 Conyngham Road within the south Manchester ward of Rusholme. The application site relates to a semi-detached property with a relatively prominent corner location due to the road alignment, sitting close to the junction of Conyngham Road and Denison Road.

The building dates from around 1926 and could be considered 'Tudoresque' and a relatively early example 1930s domestic architecture, featuring a prominent two storey curved bay window flanked by vertical piers and surmounted by a partially projecting gable. The curved bay window, which is an offset radius of the boundary wall faces the corner of the site, rather than the front or rear elevation. The main entrance to the property is located within the side elevation of the property.

The boundary wall facing the road junction is significantly set back from the road and curved in a wide radius, before following the road to the south and east as straight segments of low brick wall. As is typical of the surrounding roads, the brick boundary walls are low with native hedges and planting set behind.

The vehicle access from Conyngham Road is flanked by decorative brick piers at the site boundary. The property benefits from amenity space surrounding the applicant site, with a single storey outbuilding situated close to the boundary with adjoining neighbour no.22 Denison Road. The property also benefits from a detached garage and further vehicular access to the north of Denison Road.

Description of area

The application sits within the Victoria Park Conservation Area 1972 and was part of the original Rusholme township.

To the north and east of the site, across Conyngham Road is a University of Manchester Estate which includes the listed Dalton Ellis Hall, heritage asset 'The Paul Building' in addition to some 1980s and later student accommodation blocks. The Manchester Central Mosque (Victoria Park) sits to the north west of the site. The surrounding buildings around the applicant site appear residential in nature.

Description of development

The current application seeks consent for the erection of a single storey side and rear extension together with the installation of external wall insulation with render finish to first floor and widening of vehicular access, and associated fenestration alterations.

The proposal would create a new front entrance and porch to the property and a single storey rear extension, including a partial conservatory that extends along the rear boundary of the property and is sited against the shared boundary with adjoining neighbour no.22 Denison Road.

To fit the constraints of the site, the built form of the extension would not be uniform.

The front porch would project beyond the side building line by approximately 2.3 metres. The front porch would then wrap into the proposed conservatory. The conservatory would extend approximately 2.7 metres from the rear elevation of the host property and extend almost 1 metre beyond the side wall of the existing property. The proposed kitchen and wet room to the rear would be sited against the boundary with no.22 Denison Road and at this point have a projection of 6 metres along the boundary. At the point closest to the neighbour, the roof would slope away.

The proposal would involve the installation of external wall insulation with render finish to the first floor. The system proposed would be a K Rend system M silicone (rockwool) with a thickness of 110mm. The render finish would be a 'polar white' colouration, with a scraped, medium texture finish. Window and door reveals would be a non-insulated reveal, ensuring the window frames remain fully visible. Outline specification and section drawings were provided to form part of the application.

The existing vehicular access, closest to the junction with Conyngham Road and Denison Road would be widened. The access would result in a 4.4 metre width for a car to drive off Conyngham Road and enter the off street parking space. This would result in a 2.5 x 5 metre parking space for the applicant's use.

Associated fenestration alterations would take the form of new timber windows - painted in black and white (W1-P) and replica replacement windows (W2P). Any windows to be replaced will be like-for-like in both materials (painted timber) and detail, including traditional leadwork and coloured panes where applicable.

The proposed external materials have been identified for the proposal as:

EXTERNAL WALLS

E1--P FACING RED BRICK TO MATCH EXISTING IN COLOUR, TEXTURE AND SIZE
E2-P NEW EXTERNAL RENDER SYSTEM OVER INSULATION. OFF WHITE COLOUR (TO MATCH), SCRAPED TEXTURE. REFER TO OUTLINE SPECIFICATION
E3-P CONSERVATORY GLAZED WALL: GLAZED PANELS ON FACING BRICK PLINTH WALL. EXTERNAL FRAMING PAINTED BLACK TIMBER. TIMBER SPECIFICATION TBC
E4-P GATE POSTS TO RECONSTRUCTED IN NEW POSITION, RETAINING DECORATIVE ELEMENTS FOR RE-USE AND BRICKWORK WHERE REASONABLE POSSIBLE. NEW BRICKWORK TO MATCH EXISTING
E5-P FLASHINGS AT JUNCTIONS: ROLLED LEAD SHEET / ZINC ALLOYS TBC
E6-P PORTLAND COLOUR CAST STONE PARAPET CAPPING

ROOF

R1-P MARLEY MENDIP LOW PITCH RED / ORANGE COLOURED INTERLOCKING ROOF TILE TO MATCH EXISTING. TRADITIONAL HALF ROUND RIDGE TILES IN MATCHING COLOUR
R2-P ALUMINIUM FRAMED ROOFLIGHTS. BLACK PPC FINISH
R3-P CONSERVATORY ROOF: ALUMINIUM FRAMED GLAZED PANLS AND ROOFLIGHTS. BLACK PPC FINISH
R4-P PORTLAND COLOUR CAST STONE PARAPET CAPPING

FASCIAS AND RAINWATER GOODS

F1-P BLACK PAINTED TIMBER FASCIA
F2-P BLACK OGEE GUTTER FOR NEW TILED ROOF. REFER TO DETAILS
F3-P BLACK OGEE GUTTER FOR GLAZED ROOF. REFER TO DETAILS
F4-P BLACK RWPs

WINDOWS

W1-P NEW TIMBER WINDOWS, PAINTED BLACK AND WHITE. LEADWORK PANES WHERE INDICATED. BLACK PAINTED STONE CILLS
W2-P REPLICA REPLACEMENT WINDOWS

DOORS

D1-P PAINTED TIMBER FRAMED FRONT DOOR WITH OPENING TOP LIGHT
D2-P PAINTED TIMBER FRAMED SIDE DOORS WITH OPENING TOP LIGHT
D3-P PAINTED TIMBER FRAMED DOUBLE GLAZED DOORS
D4-P PAINTED TIMBER FRAMED SINGLE GLAZED DOOR

Negotiations during the course of the Application

During the course of the application, amendments were made to the scheme. This included:

- Changes to roof form across the proposal to mitigate harm to neighbouring property.
- Side elevation from west provided for review.
- Changes to the form of the wrap round element of the extension and window patterns to reduce harm to the Conservation Area.
- Product specification for the EWI system provided for review.
- Addition of the windows to be altered inserted into the description of development.
- Bin store information was requested- no such information was requested during the course of the application.

Planning History

Consultations & Notification Responses

Local Residents

No representatives received from local residents.

Highway Services

Highway Services were consulted and provided the following response:

PARKING AND ACCESS:

There appears to be two existing driveways associated with the site for car parking within its curtilage. These are situated at the following locations:

- o One existing driveway to the east of the dwelling; and
- o One existing driveway to the north of the dwelling which includes an associated garage.

It is understood that the driveway and garage to the north of the dwelling will be retained. Vehicular access to these driveways is provided from Conyngham Road, with dropped kerbs in place.

The proposal includes widening the existing driveway access on the east side of the dwelling for a new driveway.

The proposed widening of the access to the new driveway is understood to be within the site boundary, which is acceptable in principle from a Highways perspective.

It is noted that no works are proposed to the adopted highway or the existing dropped kerbs.

BOUNDARY TREATMENTS:

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

REFUSE AND SERVICING:

Clarification is sought on the location of the refuse bins associated with the site. This should be located within the site curtilage and demonstrated on an updated plan.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be submitted prior to the start of works and should be conditioned. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routing of vehicles both within the site and on the adjacent highway
- o Consideration of ongoing construction works and contractor parking in the locality.
- o Material Loading and Unloading location including storage areas.

The applicant is required to discuss and agree any requirements for licensing, hoarding /

scaffolding, and skips with MCC's Highways Licensing Team via Email to:
highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to
highwaynetworkmanagement@manchester.gov.uk

Rusholme, Fallowfield & Moss Side Civic Society

Rusholme, Fallowfield & Moss Side Civic Society were consulted, however no response was received during the course of the application.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN3 (Heritage).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;

- ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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. 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.

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:

- i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side and rear extension together with the installation of external wall insulation with render finish to first floor and widening of vehicular access, and associated fenestration alterations. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. The proposed external wall insulation would improve the thermal qualities of the property and as such accords with the broad thrust of the Council's policies aimed at reducing carbon emissions. However, the acceptability of the

principle of this element is based on minimising the harm to the Conservation Area. The associated fenestration alterations would involve replacing the timber windows with the same materials and colouration. The widening of the vehicular access is considered acceptable in principle to improve access in and out of the site for the applicant. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and Victoria Park Conservation Area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The property sits on a relatively prominent corner location due to the road alignment, sitting close to the junction of Conyngham Road and Denison Road. As such, there is one main neighbour to be impacted by the proposal and this relates to adjoining property no.22 Denison Road. The neighbour would feel 6 metres of built form running along the boundary in the form of a single storey extension. Given the roof of the extension has been amended to slope away from the shared boundary and given the neighbour as existing experiences the applicant's existing outhouse along the boundary and existing high boundary treatment, the extension is not considered to create such an overbearing feature along the boundary to warrant a refusal on the scheme. The level of light available to the neighbour's rear patio may be impacted in the morning due to the orientation of the properties in the streetscene. However, given the roof sloping away and the extension being single storey and given no neighbour comments have been received, in this instance it can be considered acceptable. No adverse privacy implications would occur for this neighbour.

The proposal would result in the extension extending closer to the rear boundary of the site than previously the case. However, given the 18 metre distance that would be retained between the rear building line of the proposal and the rear boundary of the applicant site and given the proposal would be single storey, no adverse amenity implications would be felt by the neighbours to the north along Conyngham Road.

The associated fenestration alterations would involve the replacement of windows within the host property. No additional windows would be added to those in the property as existing. To ensure the first floor bathroom to be replaced is adequately private, a condition would be attached to any approval granted for the window to be obscure glazed. All the window patterns at the property would remain as existing. Given the permitted development rights available for dwellinghouses within Conservation Areas and materials to be used would match the existing, it is not considered to give rise to any adverse visual amenity implication.

The external wall insulation would be applied to the side and rear elevation of the property. The only impact of the proposed works on visual/ residential amenity would be in a visual sense. Additional information was supplied during the course of the application in regard to the product used:

The system proposed would be a K Rend system M silicone (rockwool) with a thickness of 110mm. The render finish would be a 'polar white' colouration, with a scraped, medium texture finish. Window and door reveals would be a non-insulated reveal, ensuring the window frames remain fully visible. Outline specification and section drawings were provided to form part of the application.

The render with a maximum projection of 110mm is not considered excessively large to adversely alter the proportions of the building. As such, it is considered that the proposal would maintain the appearance of the surrounding environment and would therefore not be visually incongruous nor would it cause substantial visual harm to the overall appearance of this locale.

The proposal is not thought to provide visual harm especially given the existence of render to the property already which would be improved in appearance and provide better quality of insulation to the property.

Additionally, it is believed that the environmental and financial benefits that would be incurred as a result of installing EWI would significantly outweigh the potential harm caused. The proposed works would offer a significant improvement to the occupiers of the property in terms of thermal insulation, financial savings and improved health and wellbeing, thus according with policies DM1 and SP1 of the Core Strategy and chapter 8 of the NPPF. The proposal is not considered to have a detrimental impact upon the amenity of the neighbouring residential properties and further, no comments or objections have been received in response to this application. The proposal therefore accords with the saved policy DC1 of the UDP.

The widening of vehicular access is not considered to give rise to any visual/ residential amenity implications. It would support the applicant's needs and Highway Services raised no objections from a pedestrian safety standpoint.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity, and harm has been mitigated within the revised drawings received. A condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. A further condition would result in a first floor window being obscure glazed to reduce any adverse overlooking implications. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

The side and rear extension would be single storey only. As the property sits on a significant corner of the Conservation Area, the property is more visible than those in the locale. During the course of the application, the front porch was amended to have a roof form that more closely reflected the existing entrance canopy at the front, and the window patterns for the proposed side extension were amended to reflect the window patterns within the existing side elevation of the property. Concern was raised regarding the rear extension conservatory element given it comes beyond the existing side wall of the host property. However, given the revised scheme has made attempts to set the element back slightly, the form of the wrap round element is considered acceptable.

The rear extension would have a varied projection, however, would at the largest point have a projection of 6 metres. It is acknowledged that this projection would exceed the maximum rearward extension specified under Policy DC1.3 of the UDP. However, given the Larger Homes Extension route and given the circumstances of the existing property and the spacious rear garden the property is afforded, it is considered the scale of the rear extension proposed can be accommodated within the site.

The external wall insulation relates to a K-Rend EWI system with a 'polar white' colour finish. The proposed colour is K-Rend 'Polar White', which is at the brighter end of the off-white spectrum and matches the existing and adjacent properties. A white colouration would be applied which would match the existing colouration of the property and therefore ensure the prominent characteristics of the area.

The finish will be a 'scraped coat' with a subtle texture (~1mm grain). This provides a more traditional appearance than a completely smooth finish and better conceals minor substrate imperfections.

The specification also includes standard reveal details to demonstrate how the insulated render system will transition to non-insulated window reveals, ensuring the window frames remain fully visible.

Strip Sections and elevations were provided for review, as was a product specification for the K Rend system.

Given the details given and consideration given to the final finish of the proposal, it is considered the resulting design of the applied EWI would be acceptable, pursuant to Core Strategy Policies DM1 and EN1.

Given the associated fenestration alterations would involve the replacement of timber windows replaced will be like-for-like in both materials (painted timber) and detail, including traditional leadwork and coloured panes where applicable, it is not considered to give rise to any adverse design concerns, pursuant to Policy DC1 of the UDP, and Core Strategies SP1 and DM1.

The materials for the entire development have been listed within the report previously and are considered acceptable. A condition would reflect this within the decision notice of any approval granted.

Widening of Vehicular Access and Highways Considerations

Highway Services reviewed the proposal and noted the proposal includes widening the existing driveway access on the east side of the dwelling for a new driveway.

The proposed widening of the access to the new driveway is understood to be within the site boundary, which is acceptable in principle from a Highways perspective. It is noted that no works are proposed to the adopted highway or the existing dropped kerbs.

A landscaping and site plan was provided for review which shows the proposed layout and widen vehicular access. No boundary treatment changes would occur.

Highways Services requested sight of the location of the bins to be stored within the site. No such information was provided from the agent during the course of the application and a condition to this effect would be attached to any approval granted.

Highways requested a construction management plan condition to be attached to any approval granted. This is considered onerous given the level of works proposed and so this condition would not be attached to any approval granted.

Victoria Park Conservation Area

The applicant site sits within the Victoria Park Conservation Area. The houses in Victoria Park are large and are set in spacious grounds. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height.

The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate.

Some of the houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners. Others may have hood moulds over the windows and bracketed eaves cornices.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

Side and rear extension:

Due to the applicant's corner plot, it is acknowledged that the applicant site and proposed side and rear extension would be visible when coming from north to south of Conyngham Road. However, given the use of landscaping around the boundaries, the attempt to set the conservatory part of the extension back and the attempt to match the extension to existing window patterns, roof patterns and materials in this instance the proposal would not be so harmful to the Conservation Area to warrant a refusal on the scheme.

Installation of External Wall Insulation:

EWI would be applied to the side and rear elevation of the existing property. Although both the side and rear elevation would be visible from the Conservation Area due to the siting and would result in the face of the building expanding by 110mm, given the details provided showing how the original characteristics of the property would be treated, this would ensure any harm to the features of the property and so the contribution of the property to the Conservation Area are mitigated. The use of white render and application would reflect the existing render at the site.

As existing, the first floor of the property is characterised with white render. White render is a common feature within the Conservation Area and it would not be easily seen from the streetscene.

Further, any harm caused from the application is considered to be overcome by the need of the building to achieve carbon reductions for the applicant. Given consideration has been given to the resulting appearance of the property, the proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme for financial and environmental improvements.

Widening of vehicular access:

This element of works is not considered to adversely harm the Conservation Area given the boundary treatment as existing around the property would be retained.

Replacement Windows and Doors:

Windows to be replaced will be like-for-like in both materials (painted timber) and detail, including traditional leadwork and coloured panes where applicable. As such, this element of the proposal is considered to relate well to the historic features of the Conservation Area, pursuant to policy DC18 of the Core Strategy.

Therefore, it is not considered that the development would undermine the residential character of the Victoria Park Conservation Area due to the changes to complement the conservation area. On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the Conservation Area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The character of this part of the Conservation Area contains recent and more modern additions and interventions. On reflection,

the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area. The design of the extension utilises the existing built form at the site and the render would be as sympathetic as possible.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner and have worked with the agent and applicant to include further works as part of the development and have found an acceptable solution to concerns raised. Appropriate conditions would be attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 3 March 2025.

-Proposed Site Plan, numbered SP-P-X-00 REV P3,

-Proposed Floor Plan- Level 0, numbered S3-P-P-X-00 REV P4,

-Proposed Floor Plan- Level 1, numbered S3-P-P-X-01 REV P4,

-Proposed Floor Plan- Roof Level, numbered S3-P-P-X-02 REV P4,

-Proposed- Landscaping Plan, numbered LA-P-X-01 REV P3,

-Proposed Elevations, numbered E-P-X-01 REV P5,

-Illustrative East Elevation- Existing and Proposed- E-P-X-11 REV P4,

-Strip Sections and Elevations 01, numbered E-P-X-21 REV P4,

-Strip Sections and Elevations 02, numbered E-P-X-22 REV P4,

-Existing and Proposed West Elevations, numbered E-P-X-05 REV P1,

-23-017 Insulated Render System Outline Specification,

All above stamped as received by the City Council as Local Planning Authority on 22 April 2025.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the W2-P REPLICA REPLACEMENT WINDOW relating to the first floor bathroom window within the side elevation of the host property as shown on the approved 'Proposed Floor Plan- Level 1, numbered S3-P-P-X-01 REV P4' and 'Proposed Elevations, numbered E-P-X-01 REV P4' 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in:

-Proposed Elevations, numbered E-P-X-01 REV P5,

-Strip Sections and Elevations 01, numbered E-P-X-21 REV P4,

-Strip Sections and Elevations 02, numbered E-P-X-22 REV P4,

-23-017 Insulated Render System Outline Specification,

specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The proposed widening of vehicular access, amended boundary treatment and landscaping shall be implemented in accordance with the approved drawing 'Proposed- Landscaping Plan, numbered LA-P-X-01 REV P3' and 'Proposed Site Plan, numbered SP-P-X-00 REV P3', stamped as received by the City Council as Local Planning Authority on 22 April 2025.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

7) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:

highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to

highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Rusholme, Fallowfield & Moss Side Civic Society

112 Hadfield Close, Manchester, M14 5LY
106 Hadfield Close, Manchester, M14 5LY
100 Hadfield Close, Manchester, M14 5LY
12 Conyngham Road, Manchester, M14 5SA
22 Denison Road, Manchester, M14 5SQ
128 Hadfield Close, Manchester, M14 5LY
126 Hadfield Close, Manchester, M14 5LY
124 Hadfield Close, Manchester, M14 5LY
122 Hadfield Close, Manchester, M14 5LY
120 Hadfield Close, Manchester, M14 5LY
118 Hadfield Close, Manchester, M14 5LY
116 Hadfield Close, Manchester, M14 5LY
114 Hadfield Close, Manchester, M14 5LY
110 Hadfield Close, Manchester, M14 5LY
108 Hadfield Close, Manchester, M14 5LY
104 Hadfield Close, Manchester, M14 5LY
102 Hadfield Close, Manchester, M14 5LY
98 Hadfield Close, Manchester, M14 5LY
10 Conyngham Road, Manchester, M14 5SA

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

Conservation Area - Victoria Park Conservation Area 1972

Area Team Boundary - Name: SOUTH AREA