

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143029/FH/2025
Date registered valid: 27 May 2025
Proposal: Alterations to both original roof and extended part of property.
Address: 28 Finney Drive, Manchester, M21 9DS
Ward(s): Chorlton Ward

Applicant: Mr S King
Agent (if any): Mr Simon Miles, S R Miles Ltd
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10th July 2025

Standard consultations:

No consultations have been printed and sent

Neighbour notifications

Printed: 4 June 2025 Expired: 25 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

Description of site/building

Finney Drive is a residential cul-de-sac in Chorlton, with a mix of property types, including small two-storey terraces and three-storey flats. There are garage courts for some of the properties that don't have in curtilage parking. This application relates to a two-storey dwelling at the end of a terrace of three, with single-storey garages to the front.

The property has previously had the benefit of a two-storey, side extension of contemporary design using timber, glazing and render with a pitched, slate roof. The original dwellinghouse has a concrete tiled roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature and can be accessed by various modes of transport in addition to the car.

Description of development

The proposal is for the raising of the previously constructed two storey side extension and re-roof of the whole property in a red tile rather than the slate that is currently on the extension and red tile that is on the original roof of the dwellinghouse. The detailing such as the barge boards will also be replaced to match the original property, the contemporary aluminium will be replaced with the black and grey barge board above the eaves and to the fascia.

Consultations & Notification Responses

Local residents were informed-no representations have been received.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- 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. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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 the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

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 significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of extending the extension roof upwards to be in line with the original property is considered acceptable. The proposed changes would bring the extension in line visually with the host property. The current treatment to the roof in terms of the set down and materials previously used make this property more of an exception to the other properties of this design and style rather than the rule. The change in roof height would create no additional accommodation. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application site comprises of a two storey end terraced property within a predominantly residential area of Chorlton ward of the City. The properties have attached garages to the front of the property providing an apron frontage. Number 28 Finney Drive is the end of a block and is set considerably forward of the next block of dwellinghouses providing a staggered front building line. The site is open plan to the frontage, with a 2m high timber boundary fence and gate to the side which leads through to the rear garden, together with well- established planting. There is no additional fenestration with the proposal merely comprising of the very minor raise in ridge height of the extended element of the property and a change in the materials previously used on the roof and facias with a comprehensive re-roof in red concrete tiles over the whole of the property. As such there are no issues such as loss of privacy, overlooking or overshadowing by the proposals now applied for.

It is therefore considered that given the staggering of the properties, and the fact that no additional accommodation is proposed, that the proposal would not have a detrimental impact upon either the occupants of the neighbouring properties, or that of the occupants of the host property.

Visual Amenity

The proposed raise in the roof to the extended part of the property is minor and when viewed in the context of number 28 Finney Drive and the other properties along Finney Drive it would not present as a prominent feature. In fact whilst the existing extension is an attractive approach, it

does present as the exception to the rule when viewed in the context of the neighbouring properties. The materials proposed would once done mirror the continuity of materials used on works to other properties. It is therefore not considered to result in a detrimental impact upon the visual amenity of the property nor the immediate neighbourhood within which it sits. The proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and massing

The raise in the roof to bring it in line with the original dwellinghouse is so minor as to not have an impact upon the scale or mass of the property. It does not add bulk, and as such has no impact upon the neighbouring property which is set back considerably at number 30 Finney Drive and the proposed works take the property no closer to that common boundary with the works only relating to the small vertical increase. It is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposals would complement the original aesthetic of the property in that the materials would match the original dwellinghouse, and it would aesthetically bring it in line with the materiality of the roofs to the neighbouring properties. It is considered that the proposals are acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Trees

The proposal has no impact upon the trees.

Disabled access

Not applicable

Bins

The proposal has no impact on the current waste management.

Parking

Car parking is not affected by this proposal.

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 there were no additional negotiations required, and the application has been determined with the attachment of appropriate conditions.

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:

Proposed Elevations- 25 484 PL100 -27th May 2025

Proposed Roof Plan - 25 484 PL010- 27th May 2025

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.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the Householder Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

21 Finney Drive, Manchester, M21 9DR
30 Finney Drive, Manchester, M21 9DS
13F Lawngreen Avenue, Manchester, M21 8FH
13C Lawngreen Avenue, Manchester, M21 8FH
11F Lawngreen Avenue, Manchester, M21 8FH
11C Lawngreen Avenue, Manchester, M21 8FH
23 Finney Drive, Manchester, M21 9DR
27 Finney Drive, Manchester, M21 9DR
25 Finney Drive, Manchester, M21 9DR
19 Finney Drive, Manchester, M21 9DR
32 Finney Drive, Manchester, M21 9DS
26 Finney Drive, Manchester, M21 9DS
13E Lawngreen Avenue, Manchester, M21 8FH
13D Lawngreen Avenue, Manchester, M21 8FH
13B Lawngreen Avenue, Manchester, M21 8FH
13A Lawngreen Avenue, Manchester, M21 8FH
11E Lawngreen Avenue, Manchester, M21 8FH
11D Lawngreen Avenue, Manchester, M21 8FH
11B Lawngreen Avenue, Manchester, M21 8FH
11A Lawngreen Avenue, Manchester, M21 8FH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA