

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142857/FH/2025
Date registered valid: 2 May 2025
Proposal: Single storey rear extension for additional living accommodation.
Address: 2 Slaithwaite Drive, Manchester, M11 4BA
Ward(s): Clayton & Openshaw Ward

Applicant: Mr M Reza
Agent (if any): Dean King, NK Architectural
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: 6th June 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16th May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 May 2025 Expired: 6 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Slaithwaite Drive is a residential street situated within the Clayton & Openshaw ward of Manchester. The proposed site is bounded by John Heywood St to the south and residential dwellings and their gardens to all other aspects. The class C3 dwellinghouse is a red brick-built semi-detached property positioned at the end of the small cul-de-sac. It features a pitched roof and to the front of the dwelling there is a hardstanding driveway and small garden bordered by a mid-level wall and hedging. At the rear of the property there is a garden which shares a boundary with the neighbour. The dwellings in the surrounding area predominately consist of semi-detached houses with the exceptions of a few detached dwellinghouses.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012- 2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012: it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1 – Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024) - The Governments own planning policies for England and how they are expected to be applied.

- Chapter 8- Promoting healthy and safe communities
- Chapter 12 – Achieving well-designed and beautiful places

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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford and Wigan) and took effect and became part of the statutory development plan on March 21, 2024.

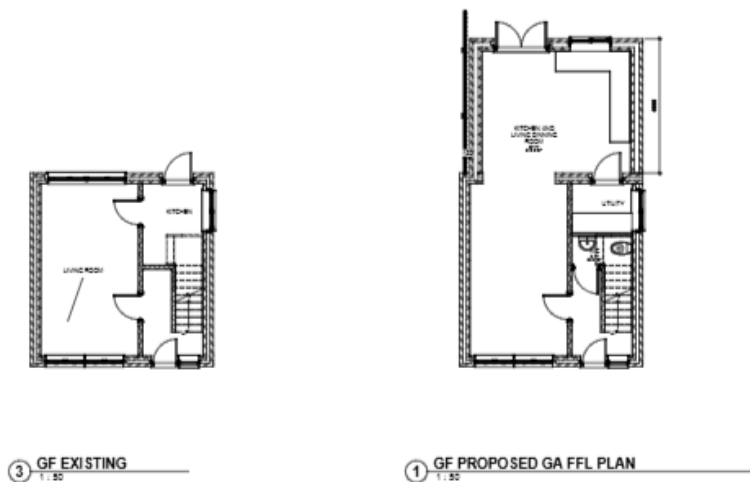
- Policy JP-P1: Sustainable Places.

Submitted plans.

Proposed elevation plans



Proposed & Existing plans



Consultations & Notification Responses

Neighbours, as per appendix 1 – no comments or objections received.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that new development enhances or creates character, meets local needs, and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the city of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Planning History

No planning history.

Principle

The principle of erecting a single storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting Scale and Massing

The single storey extension would be situated at the east side of the property, facing south-east. The roof height is approx. 3.6m sloping down to 2.5m at the eaves. It would project approx. 4m backwards from the host dwellinghouse, with a width of approx. 5.1m. The rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) It is within the limitations for a larger homes extension application and therefore this variance could be accommodated in this location in this instance.

The overall siting, scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, which would avoid resulting in an excessively large or bulky addition to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear. The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and Visual amenity

The submitted application form indicates that the extension would be built of traditional insulated cavity with facing brick to match the existing dwellinghouse with concrete tiles and EPDM/GRP for the flat roof. White or anthracite double glazed windows to match the existing and composite timber panels and bi-fold aluminium anthracite. The submitted plans indicate that the extension would feature bi-folding patio doors which face the rear garden.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, majority of the proposal wouldn't be visible within the street scene. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity- Light, Overbearing, Privacy & Relationship to neighbours.

The adjoining neighbour of no. 4 Slaithwaite Drive is located north of the application site. At present, no.4 has an existing outrigger which projects around 1.5m which would result in a less imposing feel to the 4m extension from the applicant. There is a slight gap of approx. 0.3m maintained along the shared boundary. This slight gap will help in avoiding an overbearing

feeling from the neighbouring property. The one storey element to the rear extension helps with limiting overbearingness on neighbour no.4's property. Regarding sunlight, the proposal may cause a slight addition to shadowing on no. 4 Slaithwaite Drive's Garden in the summer hours of the early evening however this loss of light would not be so undue as to warrant a reason for refusal. Additionally, the roof design of the extension proposes a hipped roof which will lessen the feeling of overbearingness.

The non-adjoining neighbour, 47 John Heywood Street is sited at the south of the application site. At present, they benefit from a first-floor side extension. Regarding sunlight, due to the orientation of the sun, the proposed extension will not be affected by any effects of overshadowing from the proposed. The rear neighbours, 43 Vale Street, should be unaffected by the proposal as there would be 20m maintained between the properties which is deemed as an adequate distance in terms of privacy.

It is considered that multiple houses in the area benefit from extensions and therefore the proposed development will not look out of place in regards to the character of the area. Sited at the rear of the property, most of the proposal wouldn't be visible from the street scene. However, the extension would be visible from neighbouring properties private amenity spaces but there are no issues of concern surrounding privacy, the overall character of this property and its surrounding area should not be significantly harmed by these works.

Moreover, none of the proposed windows should contribute to issues of overlooking or loss of privacy as the proposed doors and windows will project directly into the applicant's garden. The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste Storage & Parking

There are no new arrangements that will impact upon waste storage or parking.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1)** The development must have begun no later than the expiration of three years beginning with the date of permission.

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

- (2)** The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Plans/ Elevations' stamped as received by the City Council as Local Planning authority on the 02.05.2025.

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3)** The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture, including:

- Traditional insulated cavity with facing brick to match existing
- Concrete roof tiles/ EDPM or GRP flat roof to match existing
- White/ anthracite double glazed windows
- Composite timber panels and bi-fold aluminium anthracite

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Slaithwaite Drive, Manchester, M11 4BA
37 Vale Street, Manchester, M11 4NR
39 Vale Street, Manchester, M11 4NR
51 John Heywood Street, Manchester, M11 4BG
49 John Heywood Street, Manchester, M11 4BG
47 John Heywood Street, Manchester, M11 4BG
3 Slaithwaite Drive, Manchester, M11 4BA
41 Vale Street, Manchester, M11 4NR
35 Vale Street, Manchester, M11 4NR

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
Area Team Boundary - Name: NORTH AREA