

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 142438/FH/2025  
**Date registered valid:** 17 March 2025  
**Proposal:** Erection of single storey front, side and rear extension  
**Address:** 12 Carling Drive, Manchester, M22 5GG  
**Ward(s):** Sharston Ward

**Applicant:** Mrs Alison Moses  
**Agent (if any):** Mr Lee Harper LH  
**Case officer:** Jake Walther  
Tel: 0161 234 1632  
Email: [jake.walther@manchester.gov.uk](mailto:jake.walther@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 28/05/2025

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 30/04/2025

### Standard consultations:

No consultations have been printed and sent.

### Neighbour notifications

Printed: 8 April 2025      Expired: 1 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

The application relates to a two-storey semidetached class C3 dwellinghouse on Carling Drive. The property is finished in light sandstone brick with light beige roof tiles and light blue dormers on the front and rear elevations. The property features hardstanding for vehicle parking and a lawn to the front with a rear garden featuring a detached flat roof garage.



**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of area**

Carling Drive is a residential street in the Sharston ward in South Manchester. The area comprises of two-storey semidetached family dwellings and is in close proximity to Wythenshawe District Centre.

### **Description of development**

The applicant is seeking permission for an erection of a single storey front, side and rear extension to provide additional living accommodation.

### **Consultations & Notification Responses**

Neighbours, as per Appendix 1 – No comments or objections received.

### **Amendments to the proposal**

Following feedback from planning officer, the applicant added a bin store to the front of the property to account for loss of wide enough access to the rear and amended site plan to allow move proposed bin store to allow retainment of car parking space.

### **Policy**

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

### Places for Everyone

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 following policies are relevant:

- S1- Sustainable development

### 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):

- an economic objective
- a social objective and
- an environmental objective.

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

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

### **Principle**

The submitted application is for the erection of a single storey side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the 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.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy

### **Sitting, Scale and Mass**

The proposed extension would be single storey wrapping around the front, side and rear of the main house, it would have a flat roof to the side and rear and a lean to roof to the front, continuing on to the existing roof slope.

The extension would project to the front of the house by 1190mm, to the side of the house by 1870mm, and to the rear of the house by 3485mm. There will be a gap of 640mm to the shared boundary with no.14 and a gap of 250mm to the gap with no.10. The roof will have a maximum height of 3100mm, whilst the eaves at the front of the house will have a height of 2530mm.

The 3485mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm). The side projection is set back by 640mm from adjoining boundary, ensuring it is not overbearing on the neighbours. Where the addition comes forward of the building line, it makes use of continuing the existing roof slope and a low-level eaves to ensure it blends in with the front elevation of the property. The development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

### **Residential Amenity**

The proposed addition would have a maximum roof height of 3100mm so is not considerably tall, there would be setbacks to the adjoining and neighbouring property and the rear projection would be below the recommended limit stipulated in the UDP. Therefore, it is considered that



the proposal should not cause issues associated with overshadowing, loss of light, nor should it introduce an overbearing presence into the area.

The front elevation would feature a new front door and adjoining full length window and an additional obscurely glazed window. The side elevation would feature two windows and one door while the rear elevation would feature a large, glazed sliding door. The roof would feature three skylights in the rear portion of the extension and one on the side portion. It is not anticipated that the new glazed doors or windows would cause any undue privacy issues for the residents or neighbours over and above the existing scenario on site.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

### **Visual Amenity**

The proposed extension would be finished in brickwork to match the main house, with stone capping at the top of parapet, the roof would be flat on the side and rear with the roof of the main house continuing across the front addition with roof tiles and soffit to match existing, windows and doors would be uPVC to match existing.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area, with there being a precedent for flat roof garages and side extension on houses in the locale. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

### **Parking**

The proposed site plan indicates that the proposal would result in the loss of the garage to the rear and driveway access at the side, however there is still hardstanding remaining at the front for vehicle parking for one car which is acceptable for a single-family dwelling of this size.

### **Waste Storage**

The access to the rear will be reduced to 640mm and will prevent the storage of bins in the rear garden, the applicant has therefore allocated a bin store to the front of the house for storage of refuse bins. Details of the store have been provided and are acceptable.

### **Other matters**

Whilst the proposed site plan indicates that the existing detached garage to the rear is to be removed the proposed floorplans indicate that the extension could be erected without the requirement of the demolition of the garage. If this were to occur it is not considered given the single storey nature of the side and rear extension together with existing boundary treatments and extensions at number 14 Carling Drive to give rise to unacceptable impacts on the adjacent property in terms of it being overbearing or result in significant impacts.

### **Conclusion**

Given the above issues, it is considered that the proposed single-storey front, side and rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

## **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 application 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. 3-year time limit:**

The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

#### **2. Specified plans:**

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan – 17 March 2025 – Ref: L001
- b. Drawing – Proposed Elevations – 28 May 2025 – Ref: L301 Rev 1
- c. Drawing – Proposed Floor Plans – 17 March 2025 – Ref: L201
- d. Drawing – Proposed Site Plan – 28 May 2025 – Ref: L101 REV3
- e. Supporting Information – Bin store details – 14 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

### **3. Specified materials:**

The materials to be used on the external surfaces hereby permitted shall match those of the existing dwellinghouse, as specified on the application form, in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

### **4. Additional glazing restriction:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

### **5. Bin Store**

A bin store as approved in supported information 'Bin Store details' and the proposed site plan L101 REV3 shall be installed at the premises before the first occupation of the extensions hereby approved and shall be retained thereafter whilst the development is in use.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with saved policies SP1, H1, EN1 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

27 Carling Drive, Manchester, M22 5GG  
31 Carling Drive, Manchester, M22 5GG  
29 Carling Drive, Manchester, M22 5GG  
14 Carling Drive, Manchester, M22 5GG  
10 Carling Drive, Manchester, M22 5GG  
8 Carling Drive, Manchester, M22 5GG  
29 Rosslare Road, Manchester, M22 5GQ

## **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