

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142644/FH/2025
Date registered valid: 7 April 2025
Proposal: Erection of a single storey side and rear extension
Address: 11 Clarendon Road West, Manchester, M21 0RN
Ward(s): Chorlton Ward

Applicant: Imtiaz Khan
Agent (if any): S W Foulkes
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 April 2025 Expired: 15 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two storey semi detached dwellinghouse on Clarendon Road West. The property features an existing two storey rear outrigger with bay windows and front bay features. The property features a garden to front and rear with no off-street parking.

Description of area

The property is in a mostly residential part of the Chorlton ward of Manchester.

Description of development

Erection of a single storey side and rear extension

Single storey side extension

The proposal adds a single storey side extension which would project 1270mm from the outrigger to meet the existing elevation and runs 8180mm from the rear of the main dwellinghouse to meet the rear of the proposed rear extension.

Single storey rear extension

The proposal adds a single storey rear extension which projects 2350mm from the existing rear elevation of the outrigger and spans 5280mm to meet the side elevation of the proposed side extension. The extensions combine to form a wraparound extension around the existing outrigger and is finished in matching brick and sloping tiled roof. New glazing is featured to the rear.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor and to the rear.

The side extension would be set back from the boundary and only being at ground floor minimise impact to No.13.

The rear extension being entirely at ground floor and only projecting 2350mm would have minimal impact to No.9

Due to its, size, position and location in relation to the neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably a similar side extension approved at No20 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazed doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

Light

Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal especially considering the orientation of the existing property.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed single storey side and rear extension at 11 Clarendon Road West is designed to be in keeping with the existing dwelling and surrounding area. The extension uses matching materials and maintains the character of the street. The impact on neighbouring properties in terms of privacy, light, and noise is minimal. The proposal adheres to relevant policies and guidelines, ensuring it is a sustainable and well-designed addition to the property. Therefore, the recommendation is to approve the application.

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. In this instance the proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

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 | 07 Apr 2025 | THE LOCATION PLAN |
| b. | Drawing - Proposed | 07 Apr 2025 511-04-310P | GROUND FLOOR PLAN |
| c. | Drawing - Proposed | 07 Apr 2025 511-04-311P | FIRST FLOOR PLAN |
| d. | Drawing - Proposed | 07 Apr 2025 511-04-320P | ELEVATIONS |
| e. | Drawing - Proposed | 07 Apr 2025 511-04-330P | SECTION AA |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture and as set out on the approved plans listed in condition 2 of this decision..

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

14 Clarendon Road West, Manchester, M21 0RW

9 Clarendon Road West, Manchester, M21 0RN

8 Strathmore Avenue, Manchester, M16 0BU

18 Clarendon Road West, Manchester, M21 0RW

16 Clarendon Road West, Manchester, M21 0RW

13 Clarendon Road West, Manchester, M21 0RN

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA