

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142802/FH/2025		
Date registered valid:	13 May 2025		
Proposal:	Erection of single storey rooftop extension		
Address:	5 River Street, Manchester, M1 5BG		
Ward(s):	Deansgate		Ward
Applicant:	Mr Matt Lang		
Agent (if any):	Mr Josh Broomhead Manor Architecture		
Case officer:	Lea		Joseph
	Tel: 0161	227	3644
	Email: lea.joseph@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	02 July 2025		

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations:

Printed: 22 May 2025 Expired: 13 June 2025

Neighbour notifications

Printed: 22 May 2025 Expired: 13 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

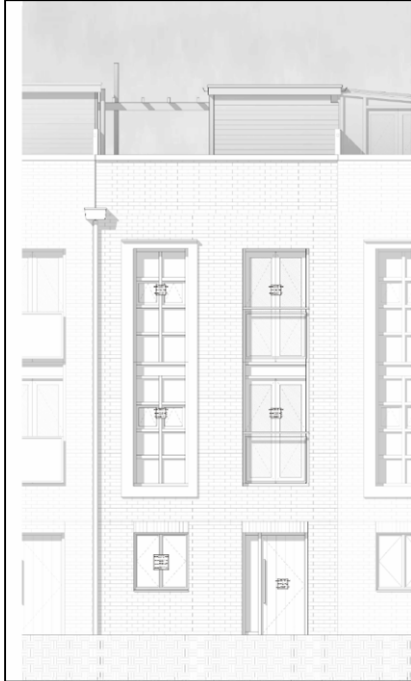
Description of site



Application site indicated by point

This application refers to a four-storey end town house located in the City Centre. The property can be accessed via River Street or a private access on Anvil Street.

The site is a red brick building, featuring three storeys. The site currently consists of the roof access point, consisting of plastic cladding. The access point is currently used as a laundry and boiler room. There is also a weathered wooden shelter (pagoda), affixed to the existing structure, for outdoor gatherings.



Existing Front elevation drawing

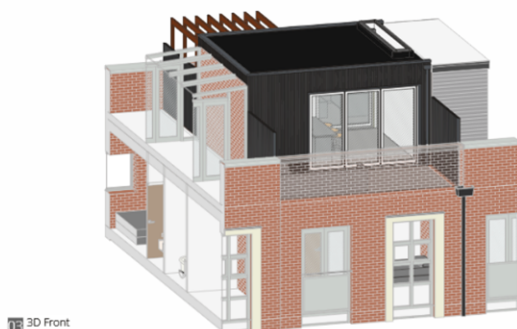
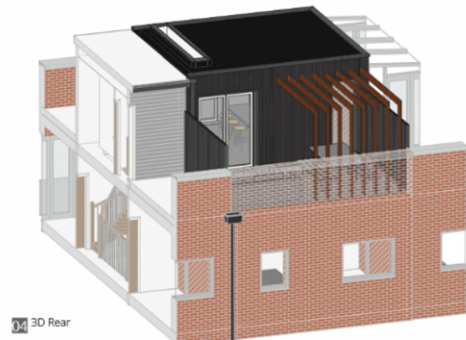


Image of existing roof structure and 'pagoda'

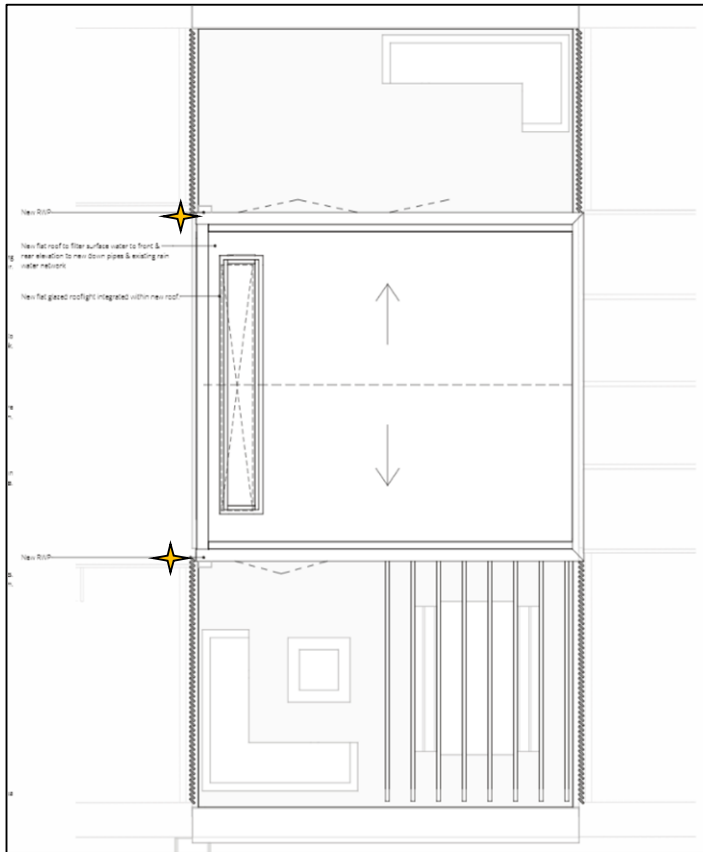
Description of area

The application site forms part of a gated block of eight new build townhouses; the townhouse area is adjacent to two towers of flats at the North and East. The townhouses are all three-story red brick properties, each with their own accessible rooftop area. All units feature an access point from the third floor but have a variety of roof top features and extensions ranging from small wooden shelters to glazed conservatories and patio extensions. These extensions are generally used as additional living space. The surrounding area consists of residential, educational, office and commercial uses. Oxford Road station sits in close proximity to the site.

Description of development



Proposed Front and Rear 3D elevations



Proposed floor plan, drainage fittings denoted with a point

Permission is sought for recladding and extension of the existing rooftop space to form an entertainment area, boiler room and laundry area. The one-storey extension would be clad in black aluminium. The structure would be extended and the new footprint would extend to the existing 'pergola' area of the roof. At the rear a pergola in an oxidised metal is proposed over the existing outdoor seating area. A roof height increase of 145mm is also proposed for the extension building.

Consultations & Notification Responses

Publicity

Neighbours of adjacent properties have been notified about the proposals. No comments have been received.

Network Rail – No objections. The applicant would be required to inform Network Rail prior to the commencement of works.

Planning History

065993/FO/CITY3/02 - Residential development comprising 23 no. apartments and 8 no. town houses, including parking and landscaping. (Approved January 2003).

090353/FH/2009/C1 - Erection of a conservatory at roof level of Townhouse. (Approved September 2009).

141765/FH/2024 - Erection of a single storey roof extension following demolition of existing roof structure. (Approved March 2025).

Policy

The policies considered relevant to the consideration of this application are:

Places for People Joint Development Plan (Adopted March 2024)

- JP-P1 – Sustainable Places

Manchester Core Strategy 2012 to 2027

- SP1 – Spatial Principles
- DM1 – Development Management

Saved Unitary Development Plan Policies

- DC1 – Residential Extensions
- DC26 – Development and Noise

Other Material Considerations

National Planning Policy Framework

- Chapter 12 – Achieving well-designed places

Issues

Principle of Development

Policy DC1.1 recognises many people prefer to extend and develop their existing homes to meet changing household needs. The principle is generally acceptable provided that there is no overriding, undue impact upon either the character of the property, on the overall appearance of the street scene or upon the residential and visual amenity of nearby residential occupiers.

As required by the Saved Unitary Development policy DC1 matters of amenity, siting, scale, form, massing, materials and detail require consideration.

Visual Amenity

The proposal will expand the footprint of the extension by expanding the width of the extension into the existing pergola, which would be dismantled, increasing the size from 10.6m² to 20.6m². The proposed design would have an increased projection of 0.2m due to the proposed drainage fittings, which are positioned at the front and rear terrace elevations. The extension would be set back 2.25m from the front elevation, and 3.0m from the rear elevation.

The change in footprint is considered to be minimal and there would be no visibility from the front or rear elevations of the property from street level. The proposal would therefore preserve the existing visual relationship between townhouses from the adjacent streets.

Policy SP1 outlines that new development should 'enhance' existing character of the City Centre. The chosen cladding would blend in with the palette of existing building, and deliver overall quality improvements, the replacement of the pergola with oxidised metal rather than the existing weathered wood would also improve quality. The proposals would provide an enhancement with a better quality of materials.

Policy DC1 emphasises that visual coherence and character important considerations in evaluating residential extensions. Previously approved developments of neighbouring extensions have used different materials than those selected for this proposal, however, this variety in materiality is considered acceptable because of the limited visual impact of the extensions on the street scene. Siting, layout, scale, form, massing, materials and detail are considered to be acceptable and would not undermine the existing architectural quality of this property or the wider terrace within the street scene. The development would respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used. The proposed extension would therefore be acceptable pursuant to policies JP-P1, SP1, DM1 and DC1.

Residential Amenity

As stated above, the proposed increase in height is minimal, therefore, there would be a negligible change to existing sunlight, daylight and the siting is such that it would not have any adverse impacts on the privacy for surrounding residents. Existing boundary treatments (fencing) will remain in place between the site and units No. 4 and No.6. Given these factors the proposals would be consistent with policy DC1.2.

The proposed development is not expected to generate any noise beyond what is reasonably expected from a residential dwelling. There are no expected changes to accessibility of the site due to the works. The proposal would therefore meet the requirements of policy DC26.

The development will not impact existing off-street carparking arrangements.

Conclusion

Given the above the development is considered to be acceptable in its siting, scale, form, massing, materials, and appearance pursuant to policies DC1, SP1, DM1, JP-P1 and the National Planning Policy Framework. It would not be obtrusive amongst adjacent buildings or extensions, nor would it impact adversely on the residential amenity of neighbours.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

- 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:

Drawing (Floor Plan): J1233-PL201 C (Received 24 April 2025)
Drawing (Elevations): J1233-PL301 B (Received 24 April 2025)
Drawing (Roof Section): J1233-TE400 (Received 04 June 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 and the National Planning Policy Framework.

- 3) Prior to the commencement of development, samples and product specifications for the aluminium cladding, aluminium coping, oxidised metal and window/doors to the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This shall include jointing and fixings details.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Network Rail

3 River Street, Manchester, M1 5BG
Apartment 7, 1 River Street, Manchester, M1 5BB
Apartment 4, 1 River Street, Manchester, M1 5BB
Apartment 23, 1 River Street, Manchester, M1 5BB
Apartment 21, 1 River Street, Manchester, M1 5BB
Apartment 19, 1 River Street, Manchester, M1 5BB
7 River Street, Manchester, M1 5BG
1 River Street, Manchester, M1 5BB
17 River Street, Manchester, M1 5BG
13 River Street, Manchester, M1 5BG
Apartment 9, 1 River Street, Manchester, M1 5BB
Apartment 8, 1 River Street, Manchester, M1 5BB
Apartment 6, 1 River Street, Manchester, M1 5BB
Apartment 5, 1 River Street, Manchester, M1 5BB
Apartment 3, 1 River Street, Manchester, M1 5BB
Apartment 24, 1 River Street, Manchester, M1 5BB
Apartment 22, 1 River Street, Manchester, M1 5BB
Apartment 20, 1 River Street, Manchester, M1 5BB
Apartment 2, 1 River Street, Manchester, M1 5BB
Apartment 18, 1 River Street, Manchester, M1 5BB
Apartment 17, 1 River Street, Manchester, M1 5BB
Apartment 16, 1 River Street, Manchester, M1 5BB
Apartment 15, 1 River Street, Manchester, M1 5BB
Apartment 14, 1 River Street, Manchester, M1 5BB
Apartment 12, 1 River Street, Manchester, M1 5BB
Apartment 11, 1 River Street, Manchester, M1 5BB
Apartment 10, 1 River Street, Manchester, M1 5BB
Apartment 1, 1 River Street, Manchester, M1 5BB
9 River Street, Manchester, M1 5BG
11 River Street, Manchester, M1 5BG
15 River Street, Manchester, M1 5BG
6 Great Marlborough Street, Manchester, M1 5NN
Car Park And Bike Store, Premier Lodge, River Street, Hulme, Manchester, M15 5FJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
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: CENTRAL