

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142739/FH/2025

Date registered valid: 25 April 2025

Proposal: Erection of part single, part two storey side extension and single storey rear extension.

Address: 26 Bethnall Drive, Manchester, M14 7FH

Ward(s): Fallowfield Ward

Applicant: Mrs Liping Wu

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 May 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 April 2025 Expired: 20 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and cream-coloured textured render with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front garden bordered by a mid-level brick wall, a single storey side extension/attached garage, a front porch, a conservatory extension to the rear, and a rear garden bordered by high-level timber fencing.





Description of area

Bethnall Drive is a residential street situated within the Fallowfield ward of Manchester, close to Fallowfield cycling loop, Wilbraham Road (A6010), and Platt Fields Park. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of part-single / part-two storey side extension and single storey rear extension to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

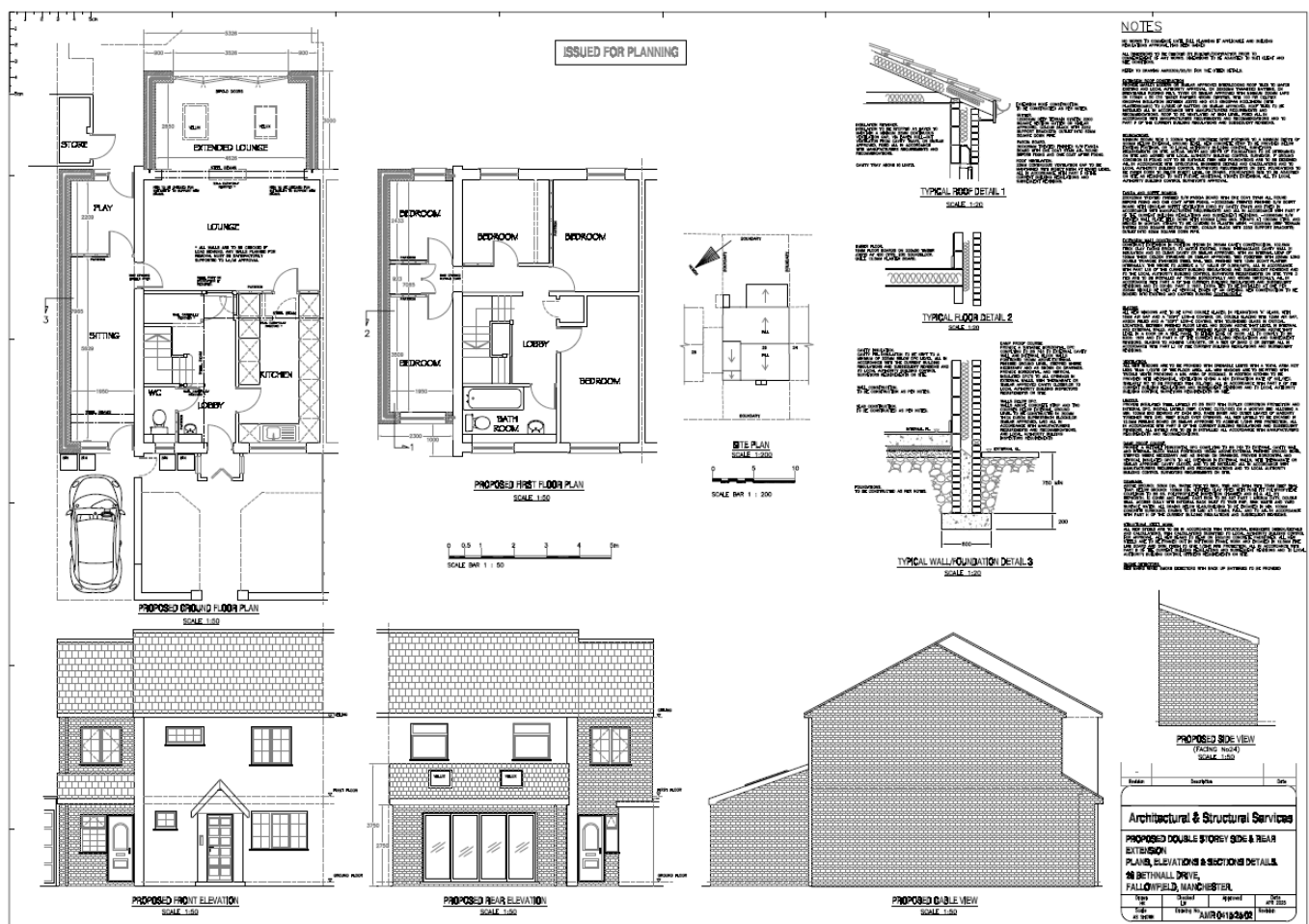
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed 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 and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the 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.

Principle – the principle of erecting a part-single / part-two storey side and single storey rear extension to provide additional living accommodation for a family dwellinghouse 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 sited at the rear of the property, facing southeast. It would project 3m rearwards from the host dwellinghouse, with a width of 5.326m, a pitched roof height of 3.75m, and an eaves height of 2.75m. A gap of 0.15m would be maintained to the boundary shared with No.24 Bethnall Drive and a gap of 2.669m would be maintained to the boundary shared with No.28 Bethnall Drive.

The part-single / part-two storey extension would be sited at the side of the property, along its northeastern elevation. At ground floor level, it would project 2.291m sideways from the host dwellinghouse, with a length/depth of 8.727m, a pitched roof height of 3.496m and an eaves height of 2.567m. It would be sited along the boundary shared with No.28 Bethnall Drive. At first-floor level, the extension would project 2.291m sideways from the host dwellinghouse, with a length/depth of 7.727m (setback 1m from the front of the property), a dual pitch roof height of 7.523m (set 0.627m below the existing ridge) and eaves height of 5.192m to match the existing dwellinghouse.

The 3m rearward projection of the rear extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Further to this, the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions with the side extension featuring a reduced ridge height and adequate setback at first-floor level (roughly in line with 107755/FH/2014/S1 at No.22 Bethnall Drive, which features a 1.1m first-floor setback). The extensions would therefore avoid resulting in 'excessively large or bulky' additions to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear, given that the rear extension would replace the existing conservatory addition at the property, with roughly similar dimensions.

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.

Appearance and visual amenity – the details on the submitted application form indicate that the extensions would be built of materials to match the existing dwellinghouse, including brickwork, roof tiles, and PVC windows and doors. The rear extension would feature blank side elevations, a set of bi-folding doors to the rear, and 2no. skylights to its roof slope. At ground-

floor level, the side extension would feature 1no. window and 1no. inward-opening door to the front, a blank side elevation, and 1no. window and 1no. inward-opening door to the rear. At first-floor level, the side extension would feature 1no. window to the front, a blank side elevation, and 1no. window to the rear.

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 side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal 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 – given that the rear extension would be single storey only, featuring a maximum roof height of 3.75m and would replace the existing conservatory addition present at the property, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the side extension would feature subservient dimensions to the host dwellinghouse, would be sited to the north/northeast of the host dwellinghouse (in line with its existing shadow), with a reduced ridge height and setback at first-floor level, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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 – the proposal would result in the bin storage space associated with the attached garage being lost, meaning bins would have to be stored to the front of the property. In order to mitigate the impact this would have upon the visual amenity of the area, a condition requiring the submission of bin store details has been attached. The bin store will need to be secure, well-ventilated and sited away from the public footpath and highway. It should also avoid impeding the driveway space shown as retained on the proposed ground floor plan.

Subject to these details being submitted, the proposal is considered acceptable.

Parking – the current parking arrangements would be unaffected by the proposal as the existing attached garage is not able to accommodate the dimensions of a modern car. Moreover, the existing driveway space is also not able to accommodate the dimensions of a modern car.

The proposed ground floor plan demonstrates an intention to utilise the available driveway space for parking, therefore the proposal should not give rise to an unacceptable increase in on-street parking in this area, nor exacerbate existing traffic pressures in this locale.

Other matters – no elevational alterations proposed.

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

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

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

Proposed plans and elevations as detailed within the document titled 'PROPOSED DOUBLE STOREY SIDE & REAR EXTENSION. PLANS, ELEVATIONS & SECTIONS DETAILS', stamped as received by the City Council as Local Planning Authority on the 9th April 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 extensions hereby permitted shall match those of the existing dwellinghouse 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 extensions, 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) Prior to first use of the development hereby approved, details of a secure and well-ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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

2 Widgeon Close, Manchester, M14 7FJ
28 Bethnall Drive, Manchester, M14 7FH
24 Bethnall Drive, Manchester, M14 7FH
26 Avian Drive, Manchester, M14 7FT
24 Avian Drive, Manchester, M14 7FT
22 Avian Drive, Manchester, M14 7FT

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