

## **PLANNING**

## **GROWTH & DEVELOPMENT**

## **DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

**Application no.** 142424/FH/2025  
**Date registered valid:** 14 March 2025  
**Proposal:** Erection of single storey front porch extension  
**Address:** 13 Woodhouse Road, Manchester, M22 1PZ  
**Ward(s):** Woodhouse Park Ward

**Applicant:** Mr Iulian Jelea  
**Agent (if any):** Mr Howard Lawrenson Lawrenson Associates  
**Case officer:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 2<sup>nd</sup> May 2025

## APPLICATION DETAILS

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 16 April 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

**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 semidetached property on the corner of Woodhouse Road and Thornsgreen Road. The property features an existing single storey side extension projecting beyond the existing rear elevation connecting to a covered patio area at the rear of the garden. The property features hardstanding to the front for off street vehicle parking and a garden to the rear.

### Description of area

The property is in a mostly residential part of the Woodhouse Park ward of Manchester. Marion Lauder House Care home sits opposite.

### Description of development

The proposed single storey front extension replaces the existing porch at the property and projects 1800mm forward of the principal elevation and spans 3027.5mm across the front of the property on the principal elevation facing into Woodhouse Road. The proposed extension is finished in matching brick with a hipped tile roof and glazing to the front and sides.

## PLANNING HISTORY

### 134958/FH/2022

Description: Application of insulated render to the exterior of the property

Decision: Approved 10/11/2022

### 127007/LP/2020

Description: Certificate of lawful proposed development for the erection of an outbuilding and conversion of garage

Decision: Approved 27/07/2020

## 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 at ground floor level and with minimal massing

The proposed porch extension replaces an existing porch in a similar location with the net additional massing of minimal increase.

It is noted that the fallback position would be a 3m2 permitted development porch.

Due to its, size, position and location in relation to 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.

The proposed works are capable of being seen from the street however 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 the existing porch at the property and porch to number 13 and would not therefore disrupt the area's existing features.

## **Effects on amenity**

### **Privacy**

The side facing windows replace side facing windows on the existing porch. These windows are unobscured and have been accepted feature. It would be overly onerous to condition obscure glazing on the new windows, especially given their smaller size and building orientation. Overall privacy impacts are minimal.

### **Light**

Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal, especially given the proposal replaces an existing structure at the location.

### **Noise**

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

## **Accessibility**

The proposal introduces a new porch however doesn't create an accessibility issue to the property.

## **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 proposal has no impact on green infrastructure.

## **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 front porch extension at 13 Woodhouse Road is designed to complement the existing property and surrounding area. The extension is modest in scale, uses matching materials, and does not adversely affect the character of the street or the amenity of neighbouring properties. Given the minimal impact on privacy, light, noise, and accessibility, the proposal aligns with relevant planning policies and principles. Therefore, the recommendation is to approve the application, subject to the specified conditions.

## 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. 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. | Application Form              | 14 Mar 2025 |   | APPLICATION FORM     |
| b. | Drawing - Location Plan       | 14 Mar 2025 |   | THE LOCATION PLAN    |
| c. | Drawing - Existing & Proposed | 14 Mar 2025 | 1 | PLANS AND ELEVATIONS |

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.

### 2. Specified materials

The materials to be used on the external surfaces of the hereby permitted development 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 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

2 Woodhouse Road, Manchester, M22 1PZ

9 Woodhouse Road, Manchester, M22 1PZ

1 Thornsgreen Road, Manchester, M22 1GB

11 Woodhouse Road, Manchester, M22 1PZ

2 Thornsgreen Road, Manchester, M22 1QD

15 Woodhouse Road, Manchester, M22 1PZ

Marion Lauder House, 20 Lincombe Road, Manchester, M22 1PY

## **APPENDIX 2 – PLANNING CONSTRAINTS**

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

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH AREA