

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142567/FH/2025
Date registered valid: 28 March 2025
Proposal: Erection of a two storey side extension following demolition of garage
Address: 29 Caistor Close, Manchester, M16 8NW
Ward(s): Whalley Range Ward

Applicant: Mr Adrian & Mrs Nicola Nash
Agent (if any): Mr James Darwent, Darwent Architecture Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 June 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: 14 April 2025 Expired: 8 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/area

The application relates to a two-storey detached C3 dwellinghouse of redbrick construction with a grey concrete tiled grey roof and white uPVC windows. The property features a front porch canopy, open front garden with private driveway to front/side, a single storey garage to the side (to be demolished) and private rear garden bound by close boarded timber fencing (1.8m) and hedging.

Caistor Close is a residential cul-de-sac situated within the Whalley Range ward of Manchester, close to the Fallowfield Loop (due west). The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity, sport pitches and green spaces.

The site is neither listed nor in a conservation area.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a two storey side extension, following demolition of existing garage to form additional living accommodation.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

The planning officer requested proposed waste storage details to be provided, the agent submitted a revised block plan (ref: 490_PL006 A) on 04/06/2025, showing details of a proposed timber bin store within the site edged red.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 18 – Contaminated Land and Ground Stability

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 (f) states that developments “*create places with a high standard of amenity for existing and future users.*”

Issues

Principle of development:

The principle of erecting a two-storey side 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.

Impact on visual amenity and the streetscene:

The proposed extension would be sited at the northern side of the property, replacing the existing single storey garage present on site.

The extension would measure 6.85m in total length (setback approximately 1m from the front elevation and 0.40m from the existing rear elevation), a sideward projection of 2.614m, a gable roof height of 7.3m (set 0.5m below the existing ridge) with eaves to match the existing dwellinghouse.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its reduced ridge height, matching eaves and setback from the principal elevation), which would avoid resulting in an 'excessively large or bulky' addition to the property.

Whilst it is acknowledged that the extension would be built up to the boundary shared with the adjacent residential property of No.31 Caistor Close, it is considered that the proposal would not cause a terracing effect, nor undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area (on account of the setback from the principal elevation, set-down from the main ridge line and gap maintained to the neighbours' nearest southern side elevation which wouldn't feasibly be extended and the building line being setback further than the property to the north). Sufficient private outdoor amenity space would also be retained to the rear.

The proposed two storey extension would be constructed in matching materials to the host property and would assimilate well with the existing fabric. The aesthetics of the existing property would not be impacted, and the proposed extension reflects the design of the dwellinghouse, including window cill/lintel brick detailing. It is not considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, nor have a detrimental impact upon the property itself nor the character of the area within which it is located.

The proposed development is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Impact on residential amenity:

No.31 is the adjacent link-detached property due directly north of the application property. This neighbouring property is set approx. 0.74m forward than the application property, creating a staggered building line with adjacent properties. The applicant's existing garage (to be demolished) forms part of the boundary treatment shared with this neighbour, alongside 1.8m close boarded timber fencing and hedging.

Whilst the proposed side extension would bring two storey development up to the common boundary, it is not considered that this would have a detrimental impact upon the residential amenity currently enjoyed by the occupants of number 31 Caistor Close, due to the proposed scale of the extension which has been pulled back (0.4m) from the existing rear building line of the host property to maintain sufficient outlook and reduce overshadowing/overdominance impacts upon this neighbouring property. Moreover, there are no existing windows in the gable elevation facing the development, any additional overshadowing impact would be over a narrow side access to the south of this neighbour, which is already experienced in this location due to the existing relationship between these properties.

Given the scale of the proposed side extension which projects no further rearward or forward than the existing building lines, the host property would fully screen the development from the adjacent neighbour no.27 Caistor Close, due south.

Windows are proposed in the front and rear elevations of the extension only, with outlook over the applicant's rear garden, driveway and gable elevation of no.25 opposite, which would give rise to the same impact as existing.

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.

Impact on Highway Safety:

Whilst the proposed development would remove the existing garage, one off-street parking space would be retained within the curtilage boundary which meets parking guidance, as such is considered acceptable in this regard.

Waste storage:

A timber bin store (2.6m x 0.8m x 1.2m timber bin store to take 4no. 240L waste bins) is proposed within the front curtilage of the application site, which is considered acceptable with regards to CS policy EN19. Proposed bin store design details will be secured via planning condition.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, details of bin storage were requested and submitted during the course of the application. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 documents labelled:

- 'Proposed Floor Plans', numbered '490-PL005', stamped as received by the City Council as Local Planning Authority on the 28/03/2025.
- 'Proposed Roof and Landscape Plan', numbered '490-PL006 A', stamped as received by the City Council as Local Planning Authority on the 04/06/2025.
- 'Proposed Elevations', numbered '490-PL007', stamped as received by the City Council as Local Planning Authority on the 28/03/2025.

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

3) The materials to be used on the external surfaces of the extension 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the bin store annotated on plan ref: 490-PL006 A, prior to first use of the development hereby approved, design 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

31 Caistor Close, Manchester, M16 8NW
25 Caistor Close, Manchester, M16 8NW
43 Caistor Close, Manchester, M16 8NW
39 Caistor Close, Manchester, M16 8NW
41 Caistor Close, Manchester, M16 8NW
35 Caistor Close, Manchester, M16 8NW
33 Caistor Close, Manchester, M16 8NW
27 Caistor Close, Manchester, M16 8NW

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) -
Area Team Boundary - Name: SOUTH AREA