

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142761/FH/2025

Date registered valid: 14 May 2025

Proposal: Erection of part single, two storey side and part single, part two storey rear extension, including hip-to-gable conversion.

Address: 6 Buckfast Close, Manchester, M21 0RY

Ward(s): Chorlton Ward

Applicant: Mr T Quinn

Agent (if any): Mrs E Caunce, House Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03 July 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	21 May 2025
Standard consultations:	Printed: 19 May 2025 Expired: 10 June 2025
Neighbour notifications	Printed: 19 May 2025 Expired: 10 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal related to a two-storey semidetached dwellinghouse on Buckfast Close. The property features an existing single storey rear extension and detached garage. 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 Chorlton ward of Manchester. A TFGM Metrolink line is to the rear boundary.

Description of development

Erection of part single, two storey side and part single, part two storey rear extension, including hip-to-gable conversion.

Part single, two storey side extension

At ground floor the proposed side extension projects 2270mm and runs 3240mm from a 540mm set back to the principal elevation and then projects 3650mm for a further 4225mm (maintaining a minimum of 700mm to the shared boundary). The first floor has a similar footprint albeit with a 700mm set back at the first floor (for a 1000mm total). The extension is finished in matching brick, render and tile with new glazing to front and rear/

Part single, part two storey rear extension

The ground floor part of the rear extension expands the existing rear extension by 2330mm at the same 4400mm projection to meet the existing side elevation. The first-floor part projects 1200mm from the existing rear elevation to tie in with the proposed side extension and leaving 3200mm to the shared boundary. The extension is finished in matching brick and tile with new glazing to the rear and a new rooflight in the ground part.

Hip-to-gable conversion.

The proposal includes a hip to gable roof conversion of the main roof to match the proposed side extension finished in matching tile.

PLANNING HISTORY

099977/FH/2012/S1

Description: Erection of single-storey rear extension

Decision: Approved 14/09/2012

F07077

Description: Single storey extension rear of dwellinghouse to form kitchen.

Decision: Approved 02/11/1977

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and after the applicant provided a Minor Extensions Flood Risk proforma and EA data, they had no further objections.

Transport for Greater Manchester (TFGM)

TFGM were consulted on this application and had no objection to the proposed recommending an informative be attached regarding working safely near Metrolink.

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 2 - Economy and the City Centre
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
 - Transport
 - T1.8 – Safeguarded light rapid transit routes
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making

- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 13 - Protecting Green Belt land
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

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, render and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by having a lower roof line and a setback to first floor.

The two-storey side is sufficiently set back from the principal elevation with the first floor having a 1000mm set back combined with the 700mm gap to the shared boundary. The relationship of the houses also helps reduce the terracing effect.

The side extension is mostly in line with the existing property and, given the angle of the plot, is sufficiently set away from no.4 to avoid an overbearing massing.

The additional massing is set away from No.8 and given the existing rear extension has been accepted (plus No8's own rear extension) the harm is minimal.

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 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 an extension at No10 and No. 2 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold glazing to the new rear elevation however given these only overlook the TFGM Metrolink line and place similar windows on this elevation the impact to privacy is minimal.

Light/Overbearing

Albeit that the property sits to the south of the neighbouring property at 4 Buckfast Close, given the proposals positioning in relation to the neighbours and the separation proposed the impact to light / overbearing from the added massing is not so undue as to warrant the refusal of planning permission.

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 maintaining external access to the rear.

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 proposal is located in Flood Zone 2. The applicant provided the required information and, Flood Risk as the LLFA, had no further objection to the proposal.

The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

TFGM were consulted on this application and had no objection to the proposed recommending an informative be attached regarding working safely near Metrolink.

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 development at 6 Buckfast Close is considered acceptable in terms of design, scale, and impact on neighbouring properties and the surrounding area. It aligns with local and national planning policies, maintains residential amenity, and does not adversely affect flood risk, access, or infrastructure. As such, the application is recommended for approval, subject to the attached 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.

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. Application Form | 22 Apr 2025 | APPLICATION FORM |
| b. Drawing - Location Plan | 22 Apr 2025 | |
| c. Drawing - Site Plan | 22 Apr 2025 | SP-01 EXISTING AND PROPOSED |
| d. Drawing - Proposed | 22 Apr 2025 | DRAWING PACK PLANS AND ELEVATIONS |
| e. Flood Risk Assessment or Drainage | 17 Jun 2025 | MINOR EXTENSION |
| FLOOD RISK PROFORMA | | |
| f. Flood Risk Assessment or Drainage | 14 May 2025 | EA PRODUCT 4 DATA |

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.

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.

INFORMATIVE(S) TO BE ATTACHED TO DECISION

1. TFGM Metrolink

Whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Metrolink boundary and therefore the applicant is advised that the details of working safely near Metrolink can be found on the Metrolink Website at: <https://tfgm.com/public-transport/tram/working-safely>

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management
Transport For Greater Manchester

99 Buckingham Road, Manchester, M21 0RG
4 Buckfast Close, Manchester, M21 0RY
97 Buckingham Road, Manchester, M21 0RG
5 Buckfast Close, Manchester, M21 0RY
103 Buckingham Road, Manchester, M21 0RG
101 Buckingham Road, Manchester, M21 0RG
2 Buckfast Close, Manchester, M21 0RY
7 Buckfast Close, Manchester, M21 0RY

3 Buckfast Close, Manchester, M21 0RY
1 Buckfast Close, Manchester, M21 0RY

APPENDIX 2 – PLANNING CONSTRAINTS

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA