

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142573/FO/2025
Date registered valid: 28 March 2025
Proposal: Erection of part single, part two storey side and rear extension and rear roof dormer.
Address: 28 Belhaven Road, Manchester, M8 4NR
Ward(s): Crumpsall Ward

Applicant: Mr Singh
Agent (if any): Mr Jawad Hashmat
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 April 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 April 2025 Expired: 22 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: No

Tree Preservation Order: No

The application site relates to 28 Belhaven Road within the ward of Crumpsall in north Manchester. The property relates to a red brick, semi-detached, two storey dwellinghouse with gable roof formation. Amenity space to the front of the property relates to a paved driveway. Amenity space to the rear is accessed along the side of the property and consists of further amenity space. At the time of the site visit, it is clear works had begun on the site. This took the form of a partial rear extension and outbuilding. The scheme that appeared on site appears to relate to the scheme pending consideration, and not the scheme previously approved (see planning history section for further details).

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side and rear extension and rear roof dormer.

The side extension would be sited close to the shared boundary and the part single storey side extension would have approximate dimensions of Height: 3.5 x Length: 7.9 x Width: 1.6 metres.

The part two storey side extension would have a set back from the primary elevation of the host property by 1.5 metres and so would have approximate dimensions of Height: 7 x Length: 6.4 x Width: 1.6 metres.

The part single storey rear extension would have a staggered projection. At the point closest to the adjoining property the projection would be 2 metres (extending beyond the applicant's existing rear extension), the extension would then extend to 6 metres at a point 2.8 metres from the adjoining property. The part two storey rear extension would sit centrally to be sited off the shared boundaries with both properties and would have approximate dimensions of Height: 6.3 x Length: 4 x Width: 3.8 metres.

The rear roof dormer would sit within the roof space of the existing dwelling only, with approximate dimensions of Height: 1.9 x Length: 5.5 x Depth: 3.9 metres and a volume of 20.4 cubic metres.

The proposal would involve the insertion of two windows within the front elevation, two rooflights in the primary roof plane, two sets of doors and four windows within the rear elevation of the proposal.

Materials to be used throughout the proposal have been listed by the agent as:

- bricks to match existing red brick
- windows to be a PVC black
- roof tiles to be black (grey) interlocking tiles
- dormer to have black (grey) dormer tiles
- dormer roof to be firestone EPDM black rubber

A specification of the roof tiles to be used throughout the proposal was provided for consideration and would be a Marley plain standard smooth grey tile. The colouration of the roof tiles (grey) has been chosen to match the host dwelling roof, as the agent proposes to re-roof the host property with the grey roof tile. This is highlighted within the proposed elevational drawings.

Negotiations during the course of the Application

During the course of the application, the agent was made aware the scheme partially built on site does not have consent as the application is pending consideration. Any construction is at the applicant's risk.

The agent was advised that permission must be sought for the outbuilding that was partially built (at the time of the site visit) within the rear amenity space, which is likely to require planning permission. Consent should be sought through a separate application.

Further material details and bin store details were provided during the course of the application.

Planning History

The current application is the 6th application at the site in recent years. The current application seeks to increase the rear extension at the point closest to the neighbouring property. A 6 metre squared extension was refused at appeal (see planning ref: 136535/FH/2023). Whilst the applicant has received consent for an 'L' shaped rear extension with a 6 metre rear extension set away from the boundary (see planning ref: 139249/FH/2024), the agent now wishes to seek consent for a staggered rear extension (see Figure 1).

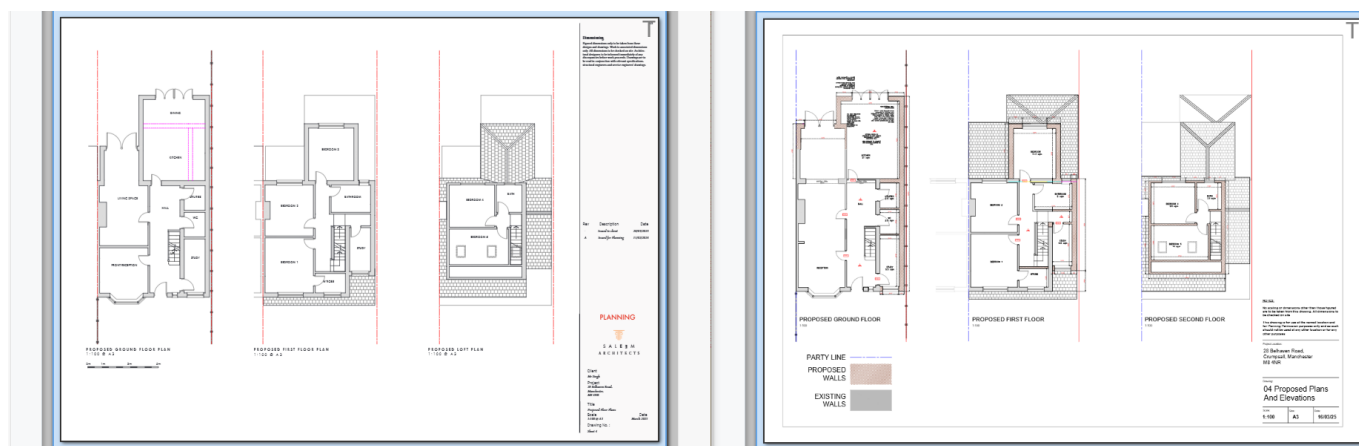


Figure 1, Approved rear extension (139249/FH/2024) (left hand image) and rear extension currently pending consideration (right hand image)

Further counts of planning history:

140397/PDE/2024- Prior notification of proposed larger home extension projecting 6.0m to the rear, with a maximum height of 2.9m.
Turned away legislative- 01.08.2024.

139249/FH/2024- Erection of part single, part two storey side and rear extension and rear roof dormer.
Approved 09.04.2024.

136037/FH/2023- Erection of part single, part two storey side and rear extension and rear roof dormer.
Withdrawn 13.03.2023.

136535/FH/2023- Erection of part single, part two storey side and rear extension and rear roof dormer to form additional living accommodation.
Refused 15 May 2023.

Dismissed at appeal 1 November 2023.

The Inspectorate concluded:

The proposal would be contrary to policy DM1 of the Manchester Core Strategy (2012); and saved policy DC1(1.1b, 1.2b and 1.3a) of the Unitary Development Plan for the City of Manchester (1995), as these require that regard be had for neighbouring amenity. The proposal would also conflict with the amenity requirements of the National Planning Policy Framework.

134073/FH/2022- Erection of part single, part two storey side and rear extension and rear roof dormer.
Withdrawn 31 August 2022.

Consultations & Notification Responses

Local Residents

Local residents were consulted and 1 neighbour commented with concerns with the proposed scheme. The following concerns were raised:

- Scale of development is out of keeping with the scale of development in the immediate area.
- Adverse overshadowing and loss of light as a result of the proposal.
- The current proposal exceeds the limits of the previously approved application. This would result in adverse loss of light implications.
- The introduction of a 2 storey side extension will create a terracing effect.
- The existing drawings do not show a chimney that was once at the property and has since been removed.
- The neighbour explained the personal circumstances and the impact of the development.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful

places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side and rear extension and rear roof dormer. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The property already has consent for the same description of development, as approved under 139249/FH/2024. The current application seeks to increase the amount of built form along the shared boundary with the adjoining property (see Figure 1). Further, the roof form of the part single story rear extension has been amended to a hipped roof, which is understood to overcome potential maintenance issues. Most other elements of the development have already been approved through 139249/FH/2024 but will be discussed within the assessment. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

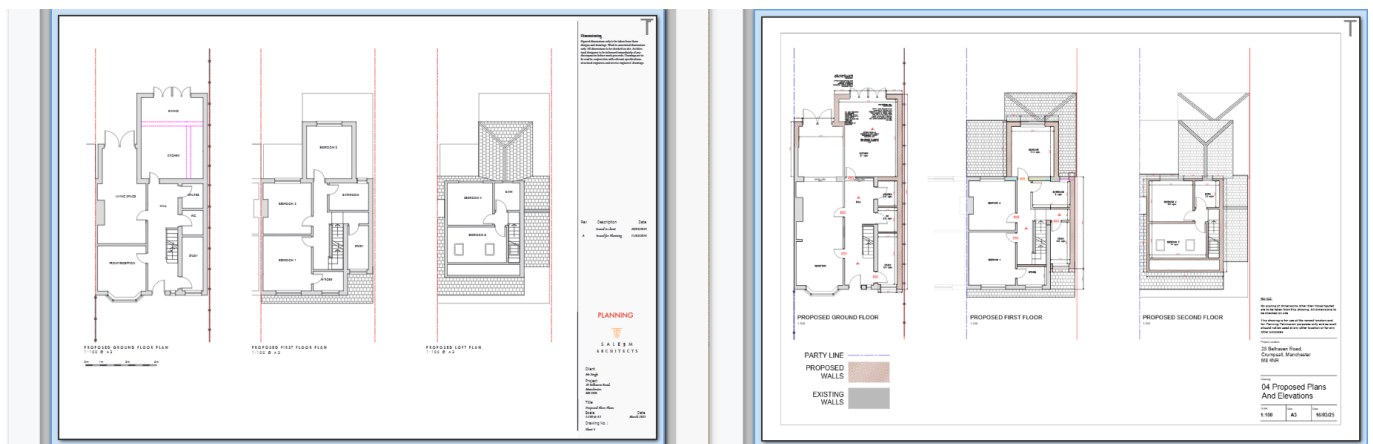


Figure 1, Approved rear extension (139249/FH/2024) (left hand image) and rear extension currently pending consideration (right hand image)

Visual/ Residential Amenity

Part single, part two storey side extension:

The proposed side extension would infill the existing space between the host property's side elevation up to the shared boundary with no.26 Belhaven Road. As such, no.26 Belhaven Road would experience built form to the side of the property closer than is currently the case. The neighbour benefits from a single storey outbuilding which would not be impacted by any adverse loss of light implications. The neighbour benefits from a window within the first floor of the side elevation. Although the additional built form at two storey level may reduce the level of light to the window, due to the current alignment of the properties, this impact would not be considered overbearing. Further, given the 1.5 metre set back at first floor level, this would help open up the built form to the benefit of no.26 Belhaven Road. No windows would be inserted in the side elevation of the side extension, thus not giving rise to any unacceptable privacy implications as a result of the proposal. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

A bathroom would be created within the side extension, with the window looking into the rear garden of the applicant property. This would be conditioned within any approval granted as being obscure glazed, to protect the privacy of the applicant.

Given the set back of the side extension and the lowering of the roof in comparison to the host dwelling, it is not considered to give rise to any adverse overbearing, loss of light nor privacy implications to properties to the opposite side of Belhaven Road or the wider streetscene.

Part single, part two storey rear extension:

The additional built form from the side extension would extend beyond the property's existing rear building line, and, as such, continue alongside the shared boundary with no.26 Belhaven Road. The neighbour would therefore experience 6 metres of built form along the boundary at ground floor level. No adverse privacy implications would occur as a result of the proposal as no windows would be inserted in the side elevation. Due to the expansive rear gardens of these properties along Belhaven Road and given the fallback route of Permitted Development, the 6 metre single projection is not considered overbearing. Further, a similar effect could be achieved from an outbuilding. As this neighbour is due south of the applicant property, no adverse implications would occur in terms of loss of light/overshadowing. This neighbour would also feel the impact of the first floor rear extension. However, as bedroom 3 would be sited 1.3 metres off the side boundary, would have a hipped roof formation and given the first floor would only have a projection of 4 metres, it is not considered to create an overbearing feature. Again, due to the orientation, this element would not give rise to any loss of light implications to no.26.

The adjoining neighbour has an L shaped rear extension. The applicant previously benefited from a single storey rear extension which mirrors with the neighbour's rear extension. The neighbour's rear extension then turns and has an increased projection of 6 metres at the point furthest from the adjoining property.

No.28 Belhaven Road has previously gained consent for an 'L' shaped rear extension set away from the adjoining boundary with a projection of 6 metres. Now the applicant wishes to seek consent for a staggered rear extension. This would result in a 4 metre extension (2 metres beyond the existing rear extension) which then increases to 6 metres (see Figure 1 above).

The neighbouring property sits due north of the applicant site, and so consideration must be given in relation to loss of light. Further, the neighbour has windows from within the L shaped dormer facing in the direction of the applicant and a patio door within the rear elevation of the rear extension.

Given the extension has been designed in a staggered manner (2 metres and then extending to 6 metres), it is considered that impacts in relation to loss of light are on the margins of acceptability and would not warrant a refusal on the scheme. Given the small additional projection of 2 metres it is not considered that loss of light implications would be so detrimental at this point.

Within the appeal decision for the 6 metre rear extension against the boundary at the site under 136535/FH/2023, the Inspectorate raised concerns the 6 metres against the boundary would enclose the retained open space with the rear of the neighbouring property. Given the proposal shows a reduction to 4 metres against the boundary (2 metres addition from the applicant's existing property) the sense of enclosure and loss of light implications that the Inspectorate referenced are now considered to be at such a level as would not warrant the refusal of planning permission, this is assisted by the staggered nature of development.

Further, the applicant has outlined their needs in relation to medical needs and so the additional space is considered to accommodate such additional required space.

Bedroom 3 is also set in from the shared boundary with no.30 Belhaven Road and is therefore not considered to give rise to adverse loss of light implications nor a tunnelling impact to the neighbour's first floor rear windows.

Rear roof dormer:

The dormer would sit on the roof of the host property and would encompass much of the existing roof. The dormer due to its nature would not give rise to any overbearing or loss of light implications.

A bathroom window would be inserted in the rear elevation of the dormer and would be conditioned as being obscure glazed.

The bedroom 4 window would look into the applicant garden. This is not considered to give rise to adverse privacy implications into the neighbour's garden, given a similar view could be obtained as existing from the applicant's first floor rear window. No properties to the rear would be negatively impacted by the proposal due to the 23 metre distance to the rear boundary line.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property, given the Permitted Development rights that exist for roof extensions. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Overall, it is not considered that the proposal is on the margins of acceptability given the projection of the rear extension against the common boundary. However, due to the small increase and needs of the applicant, in this case it can be considered acceptable. On balance,

the proposal would be considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Response to Neighbour Objection

Local residents were consulted and 1 neighbour commented with concerns with the proposed scheme. The following concerns are stated below with the LPA response in italics:

-Scale of development is out of keeping with the scale of development in the immediate area
Whilst it is acknowledged the applicant would benefit from a substantial extension to the side, rear and roof of the applicant site, each of the proposals in turn are considered acceptable to Policy DC1 of the UDP and DM1 and SP1 of the Core Strategy for Manchester, whilst remembering the fall-back position of Permitted Development. Extensions for side, rear and dormer extensions are commonly found in the surrounding residential area.

-Adverse overshadowing and loss of light as a result of the proposal. The current proposal exceeds the limits of the previously approved application. This would result in adverse loss of light implications.

As stated within the report, the relationship of the applicant property to the adjoining property is understood, especially in relation to the sun path. In this instance, the 2 metre additional built form along the boundary is considered to be on the margins on acceptability and on balance, having consideration to the applicant's needs, in this instance, such scheme is not considered so harmful to warrant a refusal.

-The introduction of a 2 storey side extension will create a terracing effect.

Given the set back of 1.5 metres at first floor level of the side extension and the lowered roof form of the proposal in relation to the host dwelling, the proposal is not considered to create a terracing impact and is considered to retain a sense of openness at the site, pursuant to Policy DC1.4 of the UDP.

-The existing drawings do not show a chimney that was once at the property and has since been removed.

The removal of a chimney is not considered to require planning permission for this property. As such, this issue should be dealt with as a civil matter and so is not assessed within the current planning application.

-The neighbour explained the personal circumstances and the impact of the development.

Consideration to planning matters have been considered within this assessment, and the potential impacts to neighbouring properties in terms of visual and residential amenity implications. It is not within the remit of planning to become involved with neighbour disputes and this should be addressed through the appropriate course of action.

Design and Appearance

Part single, part two storey side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. The proposal shows a setback of 1.5 metres from the primary elevation and taking into account the canopy from the ground floor, a 2 metre set back is shown. Whilst a 2 metre real set back is preferable, the 1.5 metre set back with canopy to show an increased set back is not considered significant enough to warrant a refusal on the scheme.

This is considered acceptable with the lowering of the roof to create a subservient feature at the site and so would not cause a terracing impact. As such, the form of this element is considered acceptable, pursuant to Policy DC1.4 of the UDP.

Part single, part two storey rear extension:

The rear extension is considered acceptable in design and form, given the built form to the rear responds to the existing circumstances with the neighbouring property given the set in at ground floor level from the boundary with no.30 in a staggered manner, and the central set in and reduced projection at first floor level. As such, this element of the proposal is considered pursuant with Policy DC1 of the UDP.

Rear roof dormer:

Permitted Development rights allow rear dormers to be obtained through the route of Permitted Development, and as the dormer has a volume of 20.4 cubic metres, the size would be considered to constitute Permitted Development.

The dormer is set above eaves level and set below the ridge height of the host property. As such, the form of the dormer is acceptable, pursuant to Policy DC1 of the UDP.

Materials:

Materials to be used throughout the proposal have been listed by the agent as:

- bricks to match existing red brick
- windows to be a PVC black
- roof tiles to be black (grey) interlocking tiles
- dormer to have black (grey) dormer tiles
- dormer roof to be firestone EPDM black rubber

A specification of the roof tiles to be used throughout the proposal was provided for consideration and would be a Marley plain standard smooth grey tile. The colouration of the roof tiles (grey) has been chosen to match the host dwelling roof, as the agent proposes to re-roof the host property with the grey roof tile. This is highlighted within the proposed elevational drawings.

Given there is no restriction or no requirement for planning permission to re-roof a residential property in a different colouration, this element can be achieved without consent. Given the proposal would then match the colouration of the roof tiles and the dormer faces would also be tiled in the same colours, the materials to be used throughout the proposal would be considered acceptable. A materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No change to car parking arrangements would occur as a result of the proposal. Space would still be retained for cars to park off street within the paved front amenity space.

Bin Storage

As a result of the proposal, it would not be possible for bins to be stored to the side of the

property as is currently the case. Details of a timber enclosed bin store (2no. double wheelie bin store to accommodate 4 bins) to be erected within the front amenity space have been provided during the course of the application and are considered acceptable and would be conditioned accordingly.

Outbuilding

When conducting the site visit, it was clear an outbuilding was under construction within the rear garden. Any consent granted is for the extension works only and not any outbuilding. The applicant should pursue an application for planning for the outbuilding and an informative to this effect would be attached to any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and further information has been supplied as requested. Appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

- Drawing- Proposed- Floor Plans, numbered 04, stamped as received by the City Council as Local Planning Authority on 28 March 2025.
- Supporting Information- Roof Sample, stamped as received by the City Council as Local Planning Authority on 19 May 2025.
- Correspondence- Materials Schedule, stamped as received by the City Council as Local Planning Authority on 19 May 2025.
- Correspondence- Confirmation of Materials from Agent, stamped as received by the City Council as Local Planning Authority on 20 May 2025.
- Supporting Information- Bin Store, stamped as received by the City Council as Local Planning Authority on 20 May 2025.
- Drawing- Proposed- Front and Rear Elevations, numbered 02, stamped as received by the City Council as Local Planning Authority on 21 May 2025.
- Drawing- Proposed- Side Elevations, numbered 03, stamped as received by the City Council as Local Planning Authority on 21 May 2025.
- Drawing- Site Plan- Proposed Bin Store Location, numbered 10, stamped as received by the City Council as Local Planning Authority on 21 May 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Before first occupation, the first floor bathroom window and 2nd floor bathroom window as shown within the approved 'Drawing- Proposed- Floor Plans, numbered 04', stamped as received by the City Council as Local Planning Authority on 28 March 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out within:

- Correspondence- Materials Schedule, stamped as received by the City Council as Local Planning Authority on 19 May 2025.
- Supporting Information- Roof Sample, stamped as received by the City Council as Local Planning Authority on 19 May 2025.

-Correspondence- Confirmation of Materials from Agent, stamped as received by the City Council as Local Planning Authority on 20 May 2025.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The development hereby approved shall be carried out in accordance with 'Supporting Information- Bin Store', stamped as received by the City Council as Local Planning Authority on 20 May 2025 and 'Drawing- Site Plan- Proposed Bin Store Location, numbered 10', stamped as received by the City Council as Local Planning Authority on 21 May 2025, in relation to a secure and ventilated bin storage area.

The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

- 1) This permission does not confer consent for the outbuilding erected in the rear amenity space. Planning permission for this element of works should be sought.

Appendix 1 – List of consultees & neighbours notified

37 Boardman Road, Manchester, M8 4WS
29 Boardman Road, Manchester, M8 4WS
23 Belhaven Road, Manchester, M8 4WG
19 Belhaven Road, Manchester, M8 4WG
30 Belhaven Road, Manchester, M8 4NR
26 Belhaven Road, Manchester, M8 4NR
25 Belhaven Road, Manchester, M8 4WG
21 Belhaven Road, Manchester, M8 4WG
32 Belhaven Road, Manchester, M8 4NR
24 Belhaven Road, Manchester, M8 4NR
35 Boardman Road, Manchester, M8 4WS
33 Boardman Road, Manchester, M8 4WS
31 Boardman Road, Manchester, M8 4WS
30 Belhaven Road, Manchester, M8 4NR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA