

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142327/FH/2025
Date registered valid: 20 March 2025
Proposal: Erection of part single, part two storey rear extension
Address: 75 Carlton Road, Manchester, M16 8BZ
Ward(s): Whalley Range Ward

Applicant: Ms Rebecca Sutton
Agent (if any): Mrs Amy Axon, Guy Taylor Associates
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 April 2025

Standard consultations: Printed: 17 April 2025 Expired: 11 May 2025

Neighbour notifications: Printed: 9 April 2025 Expired: 2 May 2025

Site notice: Posted: 16 April 2025 Expired: 10 May 2025

Press advert: Published: 15 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

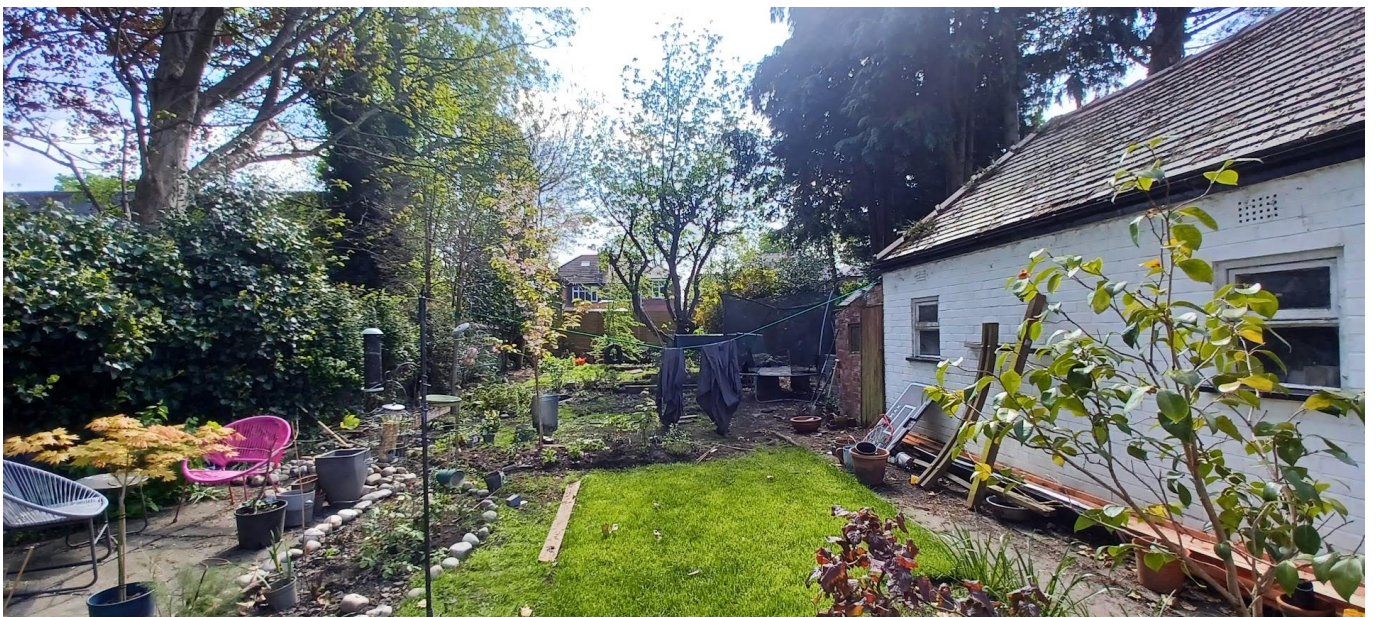
Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of brown-brick and cream render with a red concrete tile hipped roof. The property features white uPVC and timber framed windows, including a projecting window at first-floor level to the front, a built-in front porch, a long hard surfaced driveway and grassed garden to the front bordered by a mid-level redbrick wall, a single storey rear outrigger (painted white), and a detached outbuilding (painted white) situated within a spacious rear garden.





Description of area

Carlton Road is a residential street situated within the Whalley Range ward of Manchester, close to Alexandra Road Park, the British Muslim Heritage Centre, and the Carlton Club. The area is predominantly residential in terms of its character, consisting of detached and semi-detached residential properties, and benefits from its proximity to public amenity and outdoor green spaces.

It should also be noted that the application property is sited centrally within the Whalley Range Conservation Area (first designated in October 1991). The Conservation Area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

Description of development

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

Planning history

138334/TCA/2023 - Works to trees - proposed felling of G1 - 2 conifers, T1 - Conifer, T2 - Self-set holly T3 - Conifer, T4 - Self set Horse chestnut – No objection (29.11.2023).

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
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

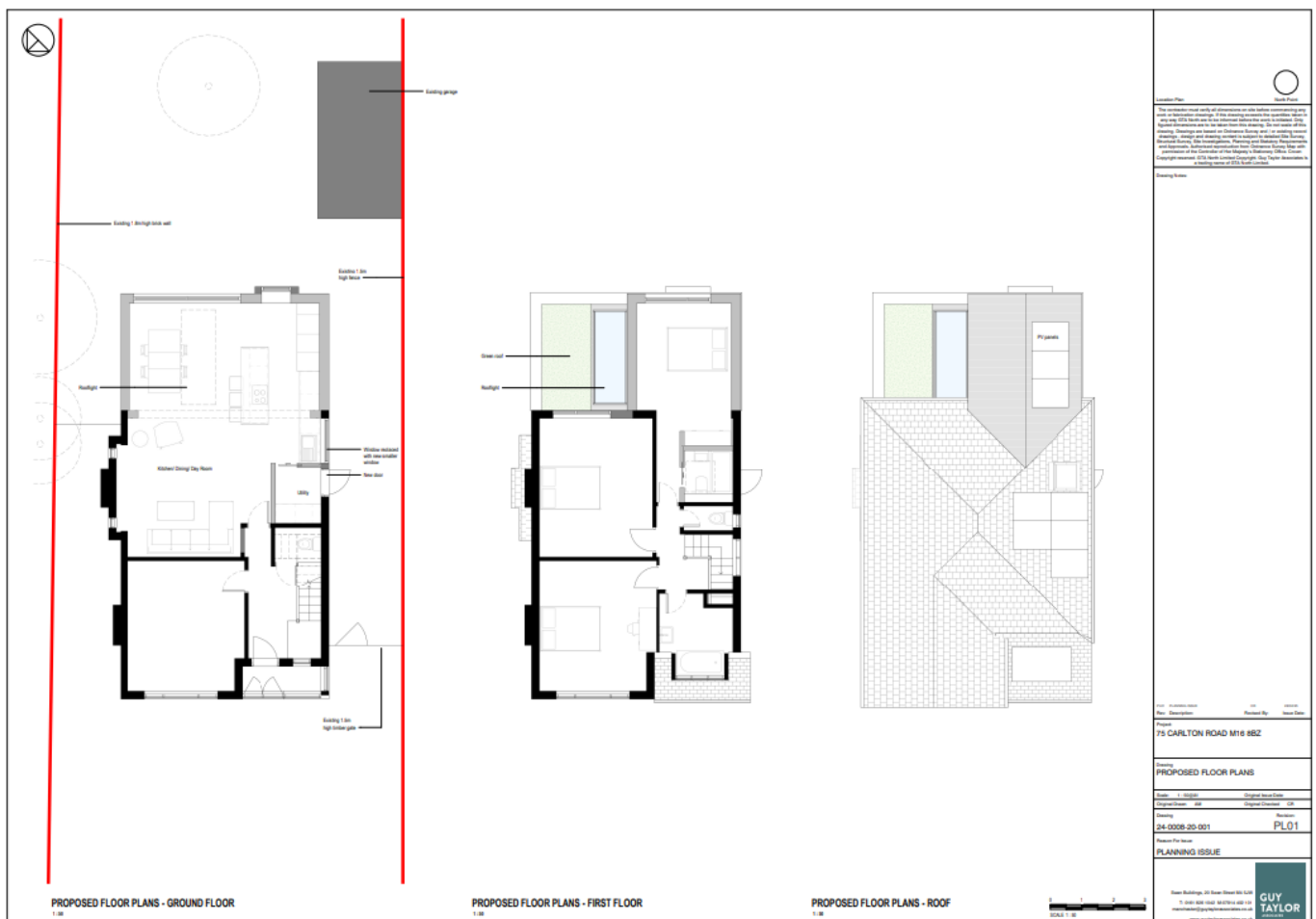
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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
- Policy JP-P2 – Heritage



Submitted proposed plans

extension would project 3.694m rearwards from the host dwellinghouse, with a width of 3.602m, a dual pitch roof height of 6.546m (set 1.748m below the existing ridge) and an eaves height of 5.38m (set 0.312m above the existing eaves). A considerable gap would be maintained to the plot's northern boundary and a gap of 2.32m would be maintained to the plot's southern boundary.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the 3.694m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension would avoid resulting in an 'excessively large or bulky' addition to the property on account of its subservient dimensions (with a reduced ridge height) and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear of the existing dwellinghouse.

It is noted that the eaves of the first floor element of the rear extension would be sited above the eaves of the existing dwellinghouse. This was queried with the agent of the application who indicated that this was a design choice allowing the existing roof pitch to be matched without an overhang to the side. Projecting eaves were indicated as failing to produce the same design quality as the current proposal. Moreover, if the eaves and ridge of the extension were reduced, this would significantly impact the internal layout of the extension due to differing head height.

With the above justification and reasoning in mind, the proposal is considered acceptable, 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.

Appearance and visual amenity – the submitted application form, proposed plans/elevations, and subsequent agent email correspondence indicate that the extension would feature redbrick to match the existing dwellinghouse, Catnic Urban metal cladding in Merlin Grey (BS 18825), with black aluminium-framed windows and doors.

At ground floor level, the extension would feature brickwork to match the existing dwellinghouse to all its elevations, with a flat roof form. Its north/northeastern elevation would be blank, as would its south/southwestern elevation. Its rear elevation would feature a set of patio doors and 1no. projecting picture window. Its flat roof would feature 1no. skylight, projecting 0.358m upwards. At first-floor level, the extension would feature metal cladding to all its elevations as well as its dual pitch roof form. Its north/northeastern elevation would be blank, as would its south/southwestern elevation. Its rear elevation would feature 1no. window. Its south/southwest facing roof slope would feature 3no. photovoltaic panels.

The proposal represents an inherently modern addition to an otherwise traditional-style property. It would introduce new design elements to the host dwellinghouse, including a dual pitch roof form to the rear and grey-coloured metal cladding, which would juxtapose with the hipped roof, redbrick and red clay tiles of the existing dwellinghouse. However, these elements are considered acceptable in this instance given the existing precedent for rear dual pitch roof forms in this area (e.g., No.87 Carlton Road, No.78 Dudley Road and No.61 Russell Road amongst others) and grey building materials/roofing (e.g., No.83 and 83 Carlton Road, and No. 70, No.72, No.74, No.76 and No.78 Dudley Road amongst others).

Further to this, the proposal would be sited at the rear of the property and, as such, would not be highly visible within the street scene or public realm. It should therefore have a minimal

impact upon the visual amenity of the area and would avoid forming 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 extension 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

Impact upon the Whalley Range Conservation Area – the extension would be sited to the rear of the host dwellinghouse and, as such, would be screened from view within the street scene. This should ensure that, despite utilising non-matching, non-sympathetic materials, the proposal would not cause significant harm to the special architectural and historic character of the conservation area as it would not form a prominent visual feature within the public realm. It is therefore understood that, given its limited visibility, the proposal would have a neutral effect upon the conservation area as it currently exists. Further to this, the proposal's use of metal cladding would create a clear distinction between old and new, ensuring that the extension would be clearly appreciated as a later and modern addition. This approach has also been used elsewhere in the conservation area.

The proposal is therefore considered to accord with paragraph 215 of the NPPF, which stipulates that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

The extension would provide benefits in the form of improved and additional living accommodation for the property's occupiers, which would outweigh the potential harm caused to the Whalley Range conservation area as a result of the works.

It should also be noted that the proposal would also not affect the most significant aspects of the conservation area as the spacious nature of the application plot, the appearance of the surrounding dwellinghouses, and existing street patterns and mature trees would remain largely unaffected.

Residential amenity – given that the extension would feature subservient dimensions to the host dwellinghouse, with a reduced ridge height, a relatively minor rearward projection and considerable gaps maintained to the plot's shared boundaries, including 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 elevations 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 current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking - the current parking arrangements would be unaffected by the proposal.

Elevational alterations – the proposal also includes the following elevational alterations:

- The first floor rear window would be replaced with a black aluminium-framed counterpart in the same position.
- Photovoltaic panels would be installed on the south/southwest-facing roof slope of the host dwellinghouse.
- The existing ground floor window in the south/southwest side elevation of the host dwellinghouse would be replaced with 1no. window and 1no. outward-opening door. In this instance an obscure glazing condition is not required as the alteration would not substantially alter existing privacy levels at the site.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area

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 policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE joint development plan document.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 FLOOR PLANS', numbered '24-0008-20-001 PL01', stamped as received by the City Council as Local Planning Authority on the 6th March 2025.

'PROPOSED ELEVATIONS', numbered '24-0008-20-101 PL01', stamped as received by the City Council as Local Planning Authority on the 6th March 2025.

Materials details as specified within the agent email correspondence dated to the 29th April 2025.

Materials details as specified within the 'Catnic Urban: Steel solutions for sustainable buildings' product brochure, stamped as received by the City Council as Local Planning Authority on the 28th 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 extension hereby permitted shall match those specified on the submitted application form, approved documents, and agent email correspondence.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 26, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 20, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 29, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 12, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 43, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 53, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 3, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
62 Dudley Road, Manchester, M16 8DE
Flat 5, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 18, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 3, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 51, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 47, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 48, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 28, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 50, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 1, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 28, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 7, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 44, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 16, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 8, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 2, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 24, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 37, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 36, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 22, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 21, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 45 To 54, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
68 Dudley Road, Manchester, M16 8DE
Flat 9, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 11, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 56 To 65, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 34, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 32, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 39, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 30, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 46, Royston Court, 30 Carlton Road, Manchester, M16 8LN
64 Dudley Road, Manchester, M16 8DE
Flat 9, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 27, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 66, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 14, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 41, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 11, Royston Court, 30 Carlton Road, Manchester, M16 8LN
79 Carlton Road, Manchester, M16 8BZ
Flat 13, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 15, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 40, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 29, Zandra House, 73 Carlton Road, Manchester, M16 8BQ

Flat 31, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 2, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 30, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 49, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 4, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 7, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 42, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 52, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 19, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 5, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 33, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 15 To 24, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 26, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 38, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 27, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 33, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 1, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 6, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 23, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 17, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 67 To 75, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 35 To 44, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 34, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 6, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 55, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 10, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 12, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 32, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 13, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 10, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 14, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 31, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 35, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 45, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 54, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 25, Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 4, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
66 Dudley Road, Manchester, M16 8DE
77 Carlton Road, Manchester, M16 8BZ
Royston Court, 30 Carlton Road, Manchester, M16 8LN
Flat 8, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 25, Zandra House, 73 Carlton Road, Manchester, M16 8BQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA