

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142286/FH/2025
Date registered valid: 17 April 2025
Proposal: Erection of single storey side extension
Address: 26 Netherwood Road, Manchester, M22 4BN
Ward(s): Northenden Ward

Applicant: Abbeyway Commercial Ltd
Agent (if any): Mr Lee Mansfield, Studio KMA
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10th June 2025

Standard consultations:

Printed: 1 May 2025 Expired: 23 May 2025

Neighbour notifications

Printed: 1 May 2025 Expired: 23 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

The property that is the subject of this application is a large, detached property identified as 26 Netherwood Road in the Northenden ward of the City. The dwellinghouse sits central within the side, and at an angle to number 1 Beechpark Avenue. There is a car port to the south of the site and an existing single storey outrigger. It has a driveway to the frontage and a landscaped garden which forms the setting for the property wrapping around both front, sides and rear. The vehicular and pedestrian access is taken off Netherwood Road.

The garden to the rear is large, and the property itself currently has a pergola with roof on the southeastern elevation. This is to be demolished to facilitate the proposed single storey extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential, and is in close proximity to Northenden District Centre, it is easily traversable by alternative modes of transport to the car.

Description of development

The proposal is for the erection of a single storey side extension that would be set back from the frontage and project marginally from the rear. It would have a dual pitched roof and the materials to be used would match those of the existing property. It would provide additional living accommodation in the form of a lounge, en-suite bedroom, WC and study. It would have its own front door but would retain connection internally to the host property. The accommodation would only be used in association with the occupants of the existing dwellinghouse. There would be one small window on the side elevation which would serve the

en-suite bathroom, an entrance door and two windows on the frontage, and a patio door with windows on the rear. The majority of the fenestration overlooks the applicants own garden.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Neighbourhoods' Trees- No objections to the proposal, recommend a condition requiring the retained trees to be protected.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation to meet changing household needs is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would merit refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning application relating to this site as follows:

Planning reference number F06169- Single-storey extension side of dwellinghouse to form laundry-room. Approved-18.03.1977

Residential Amenity

The application seeks to introduce a single storey side extension to the property to provide additional living accommodation.

The site comprises of a two- storey detached property bounded by similar type houses with good sized front and rear gardens. The property sits within its own plot with a larger than

average rear garden. It has the benefit of tall established boundary hedges/ tree planting to both sides of the property. Due to these boundary treatments the proposed extension would only be visible from the first floor of the neighbouring properties.

The applicant proposes to project marginally off the existing rear building line, this is to take into account of the set back from the frontage of the property, which reduces the impact of the proposal when viewed within the context of the street scene. It would sit behind a high fence and very established tree cover, given the orientation of the both the host property, and number 1 Beechpark Avenue together with the high tree lined boundary, it would not be readily viewed from number 1 Beechpark Avenue. There would only be one window on that elevation which would serve the en-suite, and would be conditioned to be obscurely glazed, however, given the height of the fencing and trees, this would not in any event overlook the neighbouring property. The proposal would not result in overlooking or loss of privacy.

The proposed extension would be constructed in an area where there is already a certain amount of physical structure with a dual pitched roof in the form of the timber pergola. This is to be demolished to facilitate the proposed development. A low internal boundary wall to the front of the pergola is also to be demolished. Whilst the extension to be constructed is quite large, the plot can easily accommodate the proposal. Given the size of the rear, side and front gardens, there is sufficient private amenity space retained for future occupants.

Overall, it is not considered that the proposal would have a detrimental impact upon the residential amenity that neighbouring properties would reasonably expect to enjoy, it is not considered to conflict with UDP saved policy DC1 for residential extensions and Core Strategy policies SP1 and DM1.

Scale and Massing

The height and the location of the extension has been sited and designed to ensure that even though it is of a good sized footprint, it retains subservience to the original dwelling house, is not excessively large or bulky and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling, utilising the space available at the rear of the property. It is proposed that the materials shall match the existing dwelling house with bricks and roof tiles. A materials condition has been attached to ensure that the materials are adhered to as stated in the application forms and on the approved drawings.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The extension is to be erected on the northern side of the property, and the existing car parking and car port are on the southern side of the property, therefore the proposal will have no implications for the parking, with the spaces being retained.

Disabled Access

Not affected by this proposal

Bins

There is still sufficient space to the side of the property for the movement of refuse bins for collection.

Conclusion

The proposal would not be highly visible from the public highway and therefore would not be a prominent feature within the street scene. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene is acceptable and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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 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 following drawings and documents:

DR-A-7004 Proposed Site / Roof Plan received 28th February 2025.

DR-A-7005 Proposed Ground Floor Plan received 28th February 2025.

DR-A-7006 Proposed Elevations received 28th February 2025.

Location Plan received 28th February 2025.

Arboricultural Impact Assessment received 17th April 2025.

Arboricultural Method Statement received 17th April 2025.

Reason - To ensure that 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 hereby permitted shall match those as specified on the application form/drawings 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 policy DM1 of the Manchester Core Strategy.

4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the extension hereby approved, the first-floor window in the north side elevation serving the en-suite bathroom 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.

6) in this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 26 Netherwood Road M22 4BN.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

28 Netherwood Road, Manchester, M22 4BN
27 Netherwood Road, Manchester, M22 4BW
4 Beechpark Avenue, Manchester, M22 4BL
29 Netherwood Road, Manchester, M22 4BW
1 Beechpark Avenue, Manchester, M22 4BL
24 Netherwood Road, Manchester, M22 4BQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA