

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142070/FO/2025

Date registered valid: 21 February 2025

Proposal: Erection of single storey side extension with raised deck to rear, new lightwell to front, new window to the rear and new window to side elevation in association with the conversion of the basement to form 1 duplex flat.

Address: Flat 1, 13 Central Road, Manchester, M20 4YE

Ward(s): Old Moat Ward

Applicant: Mrs Helen Armstrong, C & H Real Estate

Agent (if any): Mr Matthew Myers, LHG Projects Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 April 2025

Standard consultations:

Printed: 4 March 2025 Expired: 25 March 2025

Neighbour notifications

Printed: 4 March 2025 Expired: 25 March 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 property that is the subject of this application is a brick built semi-detached Victorian villa, which has been previously subdivided and is in current use as flats. There is amenity space to the front bound by original brick walling and gated access down the side of the property to a good-sized paved rear garden, which is bound by timber fencing.

The application property has been previously extended through a single storey side extension with lean to roof and uPVC grey cladding, no planning history is recorded.

The surrounding area is predominantly residential in character, however, also includes a district shopping centre on Burton Road and Metrolink stop.



Figure.1 The application property, no.13 Central Road

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission for the erection of a replacement single storey side extension with raised deck to rear, new lightwell to front, new window to the rear and new window to the side elevation in association with the conversion of the basement, to form one duplex flat (GF/LGF).



Figure.2 Proposed floor plans of duplex flat conversion



Figure.3 Proposed elevations of duplex flat conversion

Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services – No objections subject to condition relating to CMP.

Environmental Health – No objections subject to condition relating to waste management.

Relevant Planning History

At the application site – none.

History of negotiations

The planning officer requested the omission of two proposed windows in the side elevation (ground floor) in order to negate potential overlooking concerns over and above the existing situation.

The agent submitted revised plans showing this amendment 23/04/2025 and the application was assessed accordingly.

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-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 1 – Design Principles and Strategic Character Areas

EN 19 – Waste

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

DC1– Residential Extensions
DC26 – Development and Noise

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 that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future user and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*”

Issues

Principle of development:

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future residents.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, design and appearance. Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity, in particular the effect upon the amenity of neighbouring occupiers. The proposal is considered acceptable in principle subject to further assessment of the issues.

Impact on visual amenity and the streetscene:

The proposal would involve external and internal alterations including the erection of a replacement single storey side extension with raised deck to rear, new lightwell to front, new window to the rear and one new window to the side elevation in association with the conversion of the basement, to form one duplex flat across the ground and lower ground floor levels of the application property.

The proposed single storey side extension would comprise a similar design to the existing extension it would replace, albeit increasing single storey development the full length of the original outrigger, 6.9m in length and 5.15m in total ridge height. The proposed extension would be designed with a lean-to slate tiled roof with two rooflights and be constructed in matching brickwork, which is considered to assimilate better with the character of the host property. A new primary access door is proposed to the side elevation and French doors to the rear which would lead to a raised deck (1.22m in height x 1.2m depth) with railings which would allow direct access to the external rear amenity space.

To enable satisfactory living standards there have been measures incorporated into the proposal to provide sufficient natural light to serve the proposed basement element of the duplex apartment. There is a single lightwell with railings proposed to the front elevation and two additional windows at lower ground floor levels (one in the side and one to the rear elevation). These changes are consistent with other sub-divided properties within the area and would not be alien features when viewed in the local and wider context.

These extensions and alterations would not be highly visible within the street scene, given their positioning to the side/rear and at basement level, therefore would pose limited impact upon the character of the host property and wider Area.

As such, it is considered that the proposed enlargement of existing residential accommodation within an established residential area has very little impact upon the character of the area, and as such is considered acceptable. Therefore, the proposal is in accordance with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

Impact on residential amenity:

Future occupiers

The application property has been historically converted into self-contained flats. These were implemented prior to the residential space standard that is now adopted by the City Council. It is therefore appropriate to consider these standards against the proposed enlarged ground floor self-contained flat, now under consideration: The standard states that for a 2-bedroom x 4 person flat, the accommodation should provide 70 square metres of floorspace together with 2 square metres of built in storage. The proposed flat would provide approximately 134 square metres gross internal floor area, which is in significant excess of the recommended requirement. The lower ground bedrooms are each of good proportions with windows and have direct access to the rear amenity space is retained to the rear.

Neighbouring residents

The proposed extensions and alterations to the ground floor apartment to create a two-bed duplex, would not increase the existing total number of residential units within the property. The extended apartment would be retained as a residential use which is compatible with the current use of the property itself and the area in which is located, and it is considered that any additional comings and goings generated by this development would be limited.

The proposed single storey side extension would replace the existing, albeit greater in length and ridge height. Given the proposed single storey scale, form and orientation this element is not considered to give rise to any undue impacts upon neighbouring occupants in the form of overdominance and overshadowing. An access door with glazed surround is proposed to the side elevation of the extension, this would reinstate the former side access into the existing outrigger. As such, it is not considered that this new replacement access to flat no.1 would cause additional impacts over and above the existing situation.

The proposed side extension would afford a raised deck area to the rear (1.22m in height x 1.2m depth) to allow stepped access to the lower ground amenity space to the rear of the property. Given the nature of this, it is not considered that this element would pose undue overlooking impacts upon neighbouring properties.

One additional window is proposed to the side of the original property, this would serve a study/gym at lower ground floor level. Given the nature of this window at basement level and existing boundary treatment along the shared side boundary (fencing), it is not considered this additional window would cause undue impacts upon neighbouring occupants.

As such, it is considered that the proposal would not cause undue harm upon the amenity of neighbouring and future occupiers. Therefore, the proposal is in accordance with saved UDP policies DC1 and DC26 and DM1 of the Core Strategy.

Impact on Highway Safety:

Highways have been consulted on this scheme and raise no objections. A CMP has been requested, however due to the scale and nature of works this is not considered necessary in this instance. The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Waste bins are situated to the front of the property as viewed on site, however no details of proposed refuse management have been submitted for the proposal; this has therefore been requested via planning condition.

Conclusion:

This additional floorspace has been created by way of enlarging the existing ground floor flat and creating a duplex, it is therefore not considered to result in intensification of the property. It is also located close to public transport links and secure cycle parking will be provided. The proposed elevational alterations are considered relatively minor. 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.

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 negotiations took place with regards to the proposed fenestration in the side elevation. Amended plans were submitted showing omission of two additional windows at ground floor, the application has been determined with the attachment of appropriate conditions. The revised 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. 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 drawings/documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Floor Plans', numbered '1166.002 A', stamped as received by the City Council as Local Planning Authority on the 23/04/2025.
- 'Proposed Elevations', numbered '1166.004 A', stamped as received by the City Council as Local Planning Authority on the 23/04/2025.

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. Matching materials

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. Refuse management

- a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

- b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5. PD – C3 Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informative

The applicant is advised to follow conscientious construction management practices, including avoiding deliveries to site at peak times (early morning/evening hours), considerate parking operations (loading/unloading) and measures to control dirt/dust on the highway.

The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

6 Goulden Road, Manchester, M20 4ZF
Flat 5, 15 Central Road, Manchester, M20 4YE
Flat 4, 15 Central Road, Manchester, M20 4YE
Flat 3, 15 Central Road, Manchester, M20 4YE
Flat 2, 15 Central Road, Manchester, M20 4YE
Flat 1, 15 Central Road, Manchester, M20 4YE
Flat 3, 12 Central Road, Manchester, M20 4ZD
Flat 2, 12 Central Road, Manchester, M20 4ZD
Flat 1, 12 Central Road, Manchester, M20 4ZD
13 Central Road, Manchester, M20 4YE
11 Central Road, Manchester, M20 4YE
Flat 4, 11 Central Road, Manchester, M20 4YE
Flat 3, 11 Central Road, Manchester, M20 4YE
Flat 3, 13 Central Road, Manchester, M20 4YE
17 Central Road, Manchester, M20 4YE
9B Central Road, Manchester, M20 4YE
Flat 1, 18 Central Road, Manchester, M20 4ZD
Flat 3, 18 Central Road, Manchester, M20 4ZD
Flat 4, 18 Central Road, Manchester, M20 4ZD
Flat D, 4 Goulden Road, Manchester, M20 4ZF
First Floor Front, 10 Goulden Road, Manchester, M20 4ZF
Flat 4, 14 Central Road, Manchester, M20 4ZD
Flat 1, 16 Central Road, Manchester, M20 4ZD
Flat 1, 14 Central Road, Manchester, M20 4ZD
Flat 2, 11 Central Road, Manchester, M20 4YE
Flat 2, 10 Central Road, Manchester, M20 4ZD
9 Central Road, Manchester, M20 4YE
First Floor Rear, 10 Goulden Road, Manchester, M20 4ZF
First Floor Middle, 10 Goulden Road, Manchester, M20 4ZF
Ground Floor Rear, 10 Goulden Road, Manchester, M20 4ZF
Ground Floor Middle, 10 Goulden Road, Manchester, M20 4ZF
Basement Flat, 10 Goulden Road, Manchester, M20 4ZF
Top Floor Front, 10 Goulden Road, Manchester, M20 4ZF
Top Floor Rear, 10 Goulden Road, Manchester, M20 4ZF
2 Goulden Road, Manchester, M20 4ZF
Flat C, 4 Goulden Road, Manchester, M20 4ZF
Flat 1, 17 Central Road, Manchester, M20 4YE
10 Goulden Road, Manchester, M20 4ZF
9A Central Road, Manchester, M20 4YE
Flat 3, 16 Central Road, Manchester, M20 4ZD
Flat 2, 16 Central Road, Manchester, M20 4ZD
Flat 3, 14 Central Road, Manchester, M20 4ZD
Flat 2, 14 Central Road, Manchester, M20 4ZD
Flat 2, 13 Central Road, Manchester, M20 4YE
Flat 1, 11 Central Road, Manchester, M20 4YE
Flat 3, 10 Central Road, Manchester, M20 4ZD
Flat 1, 10 Central Road, Manchester, M20 4ZD
Flat 2, 18 Central Road, Manchester, M20 4ZD

8 Goulden Road, Manchester, M20 4ZF
Flat B, 4 Goulden Road, Manchester, M20 4ZF
Flat A, 4 Goulden Road, Manchester, M20 4ZF

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