

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142058/FH/2025
Date registered valid: 11 February 2025
Proposal: Erection of part single, part two storey rear extension
Address: 51 Stephens Road, Manchester, M20 4XB
Ward(s): Withington Ward

Applicant: Ms S Das
Agent (if any): David Ormesher Holborow & Ormesher
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7th April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 February 2025 Expired: 7 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

The site relates to a two storey semi detached dwelling house in the Withington ward area of Manchester. The property features curved bay windows to the front with a front porch, decorative hardstanding to the front, access along the side and garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a of part single, part two storey rear extension.



Consultations & Notification Responses

No comments have been received as a result of this proposal

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation 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 warrant 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

No previous planning applications relating to this site

Residential Amenity

The applicant is seeking planning permission for the erection of a of part single, part two storey rear extension. This would provide additional living space for the occupants of the property.

Ground Floor

The proposal would project off the rear wall measuring 6.0m in projection extending the width of the rear wall up to the shared boundary with the adjoining semi detached property no. 49 Stephens Road. No windows are proposed along the side elevations; a window and double doors are proposed on the rear elevation. The roof would be dual pitch to a height of 4.0m approximately. Although the ground floor element of the proposal exceeds what is normally allowed under DC1 policy, the applicants could build an extension up to 6.0 under the larger homes scheme subject to meeting all other criteria. In this instance no objections have been received and as such the principle of the rearward projection of the ground floor element on the boundary with the adjoining property is accepted. Given the orientation of the host dwelling, there may be some overshadowing first thing in the morning from the single storey rear element upon the adjoining semi detached dwelling. However, this would be temporary and limited to the mornings only and would not provide overshadowing or loss of light for the remainder of the day.

First Floor

The first floor would project off the rear wall measuring approximately 1.6m in line with the projection at ground floor and would extend partway across the rear wall of the house to a width of approximately 2.7m retaining a gap to the shared boundary with no. 49 Stephens Road of approximately 3.0m. No windows are proposed along the side elevations; a window would be located on the rear elevation. It is considered that a rear view window in this location would provide no further view than the existing rear facing windows. The roof would be hipped reflecting the current roof and set down considerably from the existing ridge height.

It is considered that given the orientation of the property together with the gap retained to the adjoining semi detached property and adjacent property no. 53, that there would not be any overshadowing or loss of light to the adjacent properties provided by the two storey rear element of the proposal.

The extension would not be readily visible from the public highway and therefore would not feature significantly within the street scene. The overall character of the area would be retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is considered acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is felt that the proposal can be acceptably accommodated at the application property.

Overall, in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Bins

Bin storage to the rear of the property is unaffected by this proposal and therefore is considered would be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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

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:

Received on 3rd January 2025 numbered 2360/24/02 Proposed Floor Plans and Elevations

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 of the extensions hereby permitted shall match those of the existing rear elevation of the 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

53 Brookleigh Road, Manchester, M20 4RX
86 Stephens Road, Manchester, M20 4XD
88 Stephens Road, Manchester, M20 4XD
51 Brookleigh Road, Manchester, M20 4RX
52 Hatherley Road, Manchester, M20 4RU
53 Stephens Road, Manchester, M20 4XB
49 Stephens Road, Manchester, M20 4XB

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