

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142545/FH/2025

Date registered valid: 27 March 2025

Proposal: Erection of a two storey side extension and single storey rear extension to provide additional living accommodation along with associated elevations alterations.

Address: 2A Beech Road, Manchester, M21 8BQ

Ward(s): Chorlton Park Ward

Applicant: James McMeechan

Agent (if any): Raquel Urbaneja Diez

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 April 2025 Expired: 1 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal related to a two-storey semidetached dwellinghouse on Beech Road. The property features hardstanding to front and side for off street vehicle parking and a garden to the rear.

Description of area

The proposal is in a mostly residential part of the Chorlton Park ward of Manchester. The former Police Station building sits to the eastern border (side) with Chorlton Bus Station beyond. The Manchester Diving Group premises sits to the norther (rear) border. The eastern and northern boundary forms the boundary of the Chorlton District Centre.

Description of development

Erection of a two-storey side extension and single storey rear extension to provide additional living accommodation along with associated elevations alterations.

Ground floor side extension

The ground floor of the proposed side extension projects 3200mm from the existing side elevation and runs 9340mm from an 850mm set back to the principal elevation to meet the rear of the proposed rear extension. The side extension maintains a gap to the shared boundary and angles into the rear elevation of the proposed rear extension. A new side door is featured.

First floor side extension

The first floor of the proposed side extension projects 3800mm from the existing side elevation creating an overhang over the ground floor external access. The proposal runs 8200mm from the same 850mm set back to the principal elevation to projects 2500mm beyond the existing rear elevation but short of the proposed ground floor extension. The two-storey side extension is finished in medium brown-rose facing brick with a flat roof. Glazing is featured to front and back.

Single storey rear extension

The proposal adds a single storey rear extension that projects 3600mm and spans 8958mm to tie in with the side extension. The rear extension is finished in medium brown-rose protruding facing brick soldier, a flat roof and large sliding doors.

Associated elevations alterations.

The main elevational alterations is the conversion of the projecting porch/bay feature from a sloping to flat roof, new large front window and new porch detailing including timber fins.

PLANNING HISTORY

The applicant has previously made an application which was withdrawn and the applicant and officer engaged in extensive pre-application discussion prior to submission.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- Extant Unitary Development Plan (UDP) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to be a modern addition to the existing dwellinghouse with elevational alterations to the existing dwelling to match.

The existing property is of a more modern design compared to the other buildings on this part of Beech Road which have more classic gable bay features therefore a more contemporary design approach, whilst respecting the colour and material palette of the area, is acceptable.

Generally flat roofs to first floor extensions are not accepted by the council however given the contemporary design, thoughtful material choices and the wider context alongside the more industrial old police buildings and adjacent district centre, the flat roof is acceptable.

The proposal is designed to be subservient to the original dwelling house with an 850mm set back to the side extension and a lower roof line. The rear extension is entirely at ground level and just 600mm beyond permitted development projection. The first-floor component is significantly set back from the attached neighbour.

The set back to the boundary helps mitigate any prejudice to neighbouring development and maintains external rear access.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

As noted above, the existing property is newer and of a more modern design compared to the other properties on Beech Road. The proposed additions would be a contemporary addition, and the elevation alterations would help integrate the contemporary design throughout the premises.

Given the scale, the impact to the street scene is minimal, and the material palette help blend the development into the existing character of the area whilst maintaining the contemporary approach the applicant has taken.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The new side facing first floor windows are required to be fixed and obscure glazed to minimise overlooking concerns. This has been conditioned.

Light

Given the positioning of the proposed extension in relation to neighbours and the orientation of the application property the impact to light from the added massing of the single storey element of development on the shared boundary and second storey at a distance from the boundary is not so undue as to warrant the refusal of consent.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site with external access to the rear maintained.

Vehicular access and car parking

The proposal would remove a vehicle parking to the side of the premises but maintains adequate off-street parking at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

The applicant has provided a tree survey which notes a sufficient 4590mm distance from the proposed rear extension to mature tree.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 2A Beech Road, Manchester, involving the erection of a two-storey side extension and single-storey rear extension, along with associated elevational alterations, has been thoroughly assessed. The design, scale, and materials are considered appropriate and in keeping with the character of the area. The impact on neighbouring properties in terms of privacy, light, and noise is minimal, and the proposal maintains adequate internal and external amenity space. The development complies with relevant policies and guidelines, and no objections have been received from local residents. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS 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 plans

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

a.	Application Form	27 Mar 2025		APPLICATION FORM
b.	Drawing - Site Plan	27 Mar 2025	0001	EXISTING
c.	Drawing - Site Plan	27 Mar 2025	0010	PROPOSED
d.	Drawing - Existing	27 Mar 2025	0100	FLOOR PLAN
e.	Drawing - Existing	27 Mar 2025	0101	FIRST FLOOR PLAN
f.	Drawing - Existing	27 Mar 2025	0102	SECOND FLOOR PLAN
g.	Drawing - Existing	27 Mar 2025	0103	ROOF PLAN
h.	Drawing - Existing	27 Mar 2025	0201	FRONT ELEVATION
i.	Drawing - Existing	27 Mar 2025	0202	SIDE ELEVATION
j.	Drawing - Existing	27 Mar 2025	0203	REAR ELEVATION
k.	Drawing - Existing	27 Mar 2025	0204	SIDE ELEVATION/SECTIONEXISTING
l.	Drawing - Proposed	27 Mar 2025	1000	GROUND FLOOR PLAN
m.	Drawing - Proposed	27 Mar 2025	1001	FIRST FLOOR PLAN
n.	Drawing - Proposed	27 Mar 2025	1002	SECOND FLOOR PLAN
o.	Drawing - Proposed	27 Mar 2025	1003	ROOF PLAN
p.	Drawing - Proposed	27 Mar 2025	2001	FRONT ELEVATION
q.	Drawing - Proposed	27 Mar 2025	2002	SIDE ELEVATION
r.	Drawing - Proposed	27 Mar 2025	2003	REAR ELEVATION
s.	Drawing - Proposed	27 Mar 2025	2004	SIDE ELEVATION/SECTIONS
t.	Tree survey or information	27 Mar 2025		TREE SURVEY

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form and approved 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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Flat roof restriction

The flat roof of the extensions shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. Obscured glazing

Before first occupation the window at first floor to the side elevation serving the bedroom 4 shall be fixed and obscurely 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

336 Barlow Moor Road, Manchester, M21 8AY

340 Barlow Moor Road, Manchester, M21 8AY

Manchester Diving Group, The Old Tramways Offices, Barlow Moor Road, Manchester, M20 8DQ

330B Barlow Moor Road, Manchester, M21 8AY
330A Barlow Moor Road, Manchester, M21 8AY
1C Beech Road, Manchester, M21 8BX
1B Beech Road, Manchester, M21 8BX
1A Beech Road, Manchester, M21 8BX
Flat 2, 346 Barlow Moor Road, Manchester, M21 8AY
Flat 1, 346 Barlow Moor Road, Manchester, M21 8AY
GMPTE, Chorlton Bus Terminus, Barlow Moor Road, Manchester, M21 8AT
Flat 2, 338 Barlow Moor Road, Manchester, M21 8AY
Flat 3, 342 Barlow Moor Road, Manchester, M21 8AY
Flat 2, 344 Barlow Moor Road, Manchester, M21 8AY
326 Barlow Moor Road, Manchester, M21 8AY
334A Barlow Moor Road, Manchester, M21 8AY
334 Barlow Moor Road, Manchester, M21 8AY
Bus Station Next To Police Station, Barlow Moor Road, Manchester, M21 8AT
Flat 4, 338 Barlow Moor Road, Manchester, M21 8AY
Flat 3, 338 Barlow Moor Road, Manchester, M21 8AY
Flat 1, 338 Barlow Moor Road, Manchester, M21 8AY
Flat 2, 342 Barlow Moor Road, Manchester, M21 8AY
Flat 1, 342 Barlow Moor Road, Manchester, M21 8AY
Flat 1, 344 Barlow Moor Road, Manchester, M21 8AY
465A Barlow Moor Road, Manchester, M21 8AU
348 Barlow Moor Road, Manchester, M21 8AY
328 Barlow Moor Road, Manchester, M21 8AY
1 Reynard Road, Manchester, M21 8DB
Police Station, Barlow Moor Road, Manchester, M21 8DQ
465 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 11 Beech Road, Manchester, M21 8BX
1 Malton Avenue, Manchester, M21 8AT
9 Beech Road, Manchester, M21 8BX
7 Beech Road, Manchester, M21 8BX
5 Beech Road, Manchester, M21 8BX
3 Beech Road, Manchester, M21 8BX
13 Beech Road, Manchester, M21 8BX
Flat 1, 11 Beech Road, Manchester, M21 8BX

4 Beech Road, Manchester, M21 8BQ

2 Beech Road, Manchester, M21 8BQ

2B Beech Road, Manchester, M21 8BQ

332 Barlow Moor Road, Manchester, M21 8AY

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA