MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142610/FH/2025
Date registered valid:	1 April 2025
Proposal:	Erection of single storey side and rear extension
Address:	20 Stage Street, Manchester, M23 0JT
Ward(s):	Northenden Ward
Applicant:	Mr K Singh
Agent (if any):	Mr David Huxley, Platinum Architecture
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21st May 2025**

Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 13 May 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 9 May 2025 Expired: 31 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 site/building relates to a two storey new build property in the Northenden ward area of Manchester. Gardens are to the front and rear with off road car parking to the front/side of the property. Boundary treatment is predominantly open with the exception of a low brick wall abutting the highway and timber fencing to the rear.



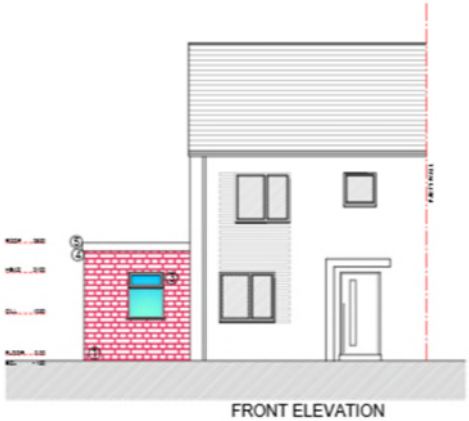
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

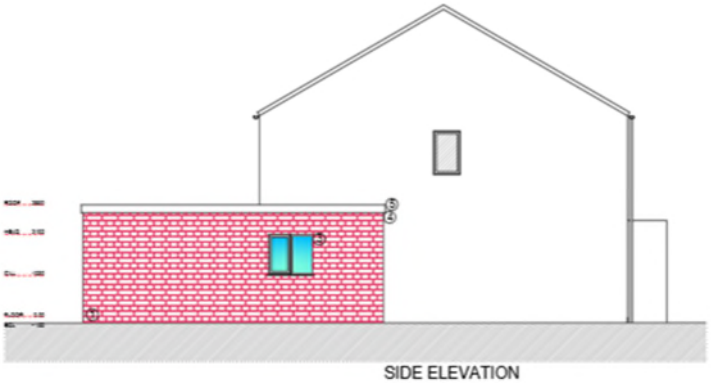
Description of area

This is primarily a residential area in nature

Description of development

The applicant is seeking planning permission for the erection of single storey side and rear extension









Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 20 Stage Street

No planning applications relating to the application property, however the site forms part of a previous approval for planning permission to erect 224 homes on the former site of Arden College constructed circa 2022.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension to provide additional living space to the occupiers.

The proposal would be set back considerably from the front wall of the property measuring 2.7m in width retaining a gap to the shared boundary with no. 22 Stage Street. The proposal will extend along the side with a projection beyond the rear wall measuring 4.5m extending across the rear wall close to the shared boundary with the adjoining semi detached property no. 18 Stage Street. The roof would be flat with the inclusion of a large roof light to the rear. Windows are proposed on the front, side and rear with glazed doors to the rear elevation. An obscure glazing condition is appended to address any concerns in relation to loss of privacy. No windows are proposed along the side elevation facing the adjoining property.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the host dwelling together with the fact that the proposal is single storey, there would be no overshadowing or loss of light as a result of the proposal.

It is considered that in this instance, this is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained, therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are 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 brick as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly 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

The storage of refuse bins are not affected by this proposal as there is space retained to the side for the storage bins for collection, therefore the proposal complies with Policy EN19 of the CS.

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal
Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and 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.

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 polices 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 1st April 2025 annotated as Proposed Elevations

Received 1st April 2025 annotated as Proposed Floor Plans

Received 1st April 2025 annotated as Proposed Site Plan

Received 1st April 2025 annotated as Proposed Visuals

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 extension hereby permitted shall match those as stated on the Householder Application Form 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) Before first occupation of the extension hereby approve the utility window in the side elevation at ground floor facing the side of 22 Stage Street, 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 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

22 Stage Street, Manchester, M23 0JT
18 Stage Street, Manchester, M23 0JT
19 Stage Street, Manchester, M23 0JT
17 Stage Street, Manchester, M23 0JT
26 Sale Road, Manchester, M23 0DF
20 Sale Road, Manchester, M23 0DF
24 Sale Road, Manchester, M23 0DF
22 Sale Road, Manchester, M23 0DF

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA