

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142137/FH/2025

Date registered valid: 3 April 2025

Proposal: Erection of *part single part* two storey side extension, a single storey rear extension and a front porch, along with the extension of driveway.

Address: 42A Alness Road, Manchester, M16 8HQ

Ward(s): Whalley Range Ward

Applicant: Mr Ajaz Mohammed

Agent (if any): Mr Umar Faruque Lumitekton Ltd

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

Recommendation: Approve

Date of recommendation: 12th May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations: Printed: 15 April 2025 Expired: 9 May 2025

Neighbour notifications: Printed: 15 April 2025 Expired: 9 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 is related to a two-storey semi-detached dwellinghouse on Alness Road. The property features and existing single storey outrigger, detached side garage, garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The proposal is in a mostly residential part of the Whalley Range ward of Manchester. The property is located in Flood Zone 2.

Description of development

Erection of two storey side extension, a single storey rear extension and a front porch, along with the and extension of driveway.

Two storey side extension

The proposed side extension projects 3965mm from the existing side elevation and runs 10250mm to meet the rear elevation of the proposed rear extension at ground floor and 8400mm to meet the existing rear elevation at first floor. The side extension is finished in matching brick with a hipped roof following the main roof line. New glazing is proposed to front, side and rear.

Single storey rear extension

The proposed rear extension projects 1830mm from the existing rear elevation and spans 10595mm across the property from the shared boundary to meet the side elevation of the proposed side extension. The rear extension is finished in matching brick and sloping tiled roof with 3no rooflights. New glazing is proposed to the rear.

Front porch

The front porch is an open porch feature that projects 1250mm with a gable roof supported by 2no brick piers.

Extension of driveway

The proposal includes the extension of the front driveway by fully paving the front garden with permeable block paving. Existing drive access and dropped kerb is maintained.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposed development. They asked for a number of clarifications and a construction management plan however these were considered overly onerous given the scale of the development.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objection to the proposed development recommending an informative be attached regarding a local culvert.

Notifications

Local Residents

No representations received.

Residents Associations and Groups

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The first-floor side extension was required to have a set back to avoid a terracing effect and drop the roofline for subservience.

Updated proposed development

The updated scheme maintains the ground floor in line with the principal elevation and sets the first floor back by 1.5m to the principal elevation. The description of development has been updated to reflect the changes.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

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
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
- [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
 - JP-S4: Flood Risk and the Water Environment
 - 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
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change

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 match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by having a lower hipped roof line and set back to the first floor from the principal elevation.

The two-storey side is sufficiently set back from the principal elevation (1500mm) along with a gap to the shared boundary to prevent a significant terracing effect

Given the existing rear and side extensions to No42 and No44 the impact on massing/overbearing is not considered significant.

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.

The main proposed works are capable of being seen from the street. Given the position of the extension, the subservience in terms of roof height and set back, together with the use of proposed materials, the character of the street is not considered to be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No42 adjacent, and would not therefore disrupt the area's existing features.

The changes to the driveway through the use of porous materials would be capable of being undertaken under permitted development rights.

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 proposal includes new front and rear facing windows at first floor however given they are on a similar plane to existing there is minimal overlooking.

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

Light

Given the existing extensions at neighbouring properties the impact to light from the added massing is not considered to be significant or give rise to undue harm.

Noise

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

Road Safety and Traffic Generation

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. The driveway is proposed to be extended as part of the proposal and is to accommodate 3no. off street car parking spaces, indicated by the proposed plans, these works given the use of porous materials are capable of being undertaken without requiring planning permission.

Highways have indicated that driveway parking spaces should be a minimum of 3.0m x 6.0m it is noted that given the limited space at the front of the property spaces would be 2.4m x 4.8m which is considered acceptable for the off street spaces in this instance.

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. External access is maintained to the rear for bin storage and collection.

Vehicular access and car parking

The proposal includes extending the front driveway for additional vehicle parking however access is maintained via the existing dropped kerb.

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.

Flood risk and drainage.

The proposal is in Flood Zone 2. The applicant provided the required information and, Flood Risk as the LLFA, accepted that the proposal was acceptable. They noted a Culvert close to the site and an informative has been attached regarding this.

The proposal has a negligible impact on drainage using the existing drainage on site.

Comments around potential impacts on sewers would be a civil matter between the applicant and the utility provider.

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 42A Alness Road, involving a two-storey side extension, single-storey rear extension, front porch, and driveway extension, has been carefully assessed. The design is in keeping with the existing property and surrounding area, ensuring minimal impact on the character of the street and neighbouring properties. The development complies with relevant planning policies and addresses all material considerations, including flood risk and residential amenity. 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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. Drawing - Location Plan | 12 Feb 2025 | U211-P01 | LOCATION AND SITE PLAN |
| b. Drawing - Proposed | 09 May 2025 | U211-P03C | PLANS, ELEVATIONS, ROOF AND SITE PLANS |
| c. Flood Risk Assessment or Drainage | 20 Mar 2025 | | FRA PROFORMA |
| d. Flood Risk Assessment or Drainage | 20 Mar 2025 | | EA PRODUCT 4 DATA |

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 of the existing dwellinghouse in type, size, colour, and texture as specified on the application form and approved drawings.

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. Obscured glazing

Before first occupation the windows in the first-floor side elevation 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.

INFORMATIVE(S) TO BE ATTACHED TO THE DECISION FOR APPROVAL

1. Flood Risk – Culvert

MCC records highlight that the underground Dog Kennel Brook Tributary is located within close proximity to the site (approximately 49 m to the Northeast of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>

2. Boundary Treatments

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

3. Inward opening gates

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

4. Highways Licensing

The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

5. Temporary Traffic Management

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

MCC Flood Risk Management

Whalley Range Forum

42 Alness Road, Manchester, M16 8HQ

48 Manley Road, Manchester, M16 8HP

45 Alness Road, Manchester, M16 8HL

44 Alness Road, Manchester, M16 8HQ

40 Alness Road, Manchester, M16 8HQ

47 Alness Road, Manchester, M16 8HL

43 Alness Road, Manchester, M16 8HL

APPENDIX 2 – PLANNING CONSTRAINTS

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

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: SOUTH AREA