MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142527/FH/2025
Date registered valid:	7 April 2025
Proposal:	Erection of a single storey rear extension to form additional living accommodation
Address:	131 Buckingham Road, Manchester, M21 0RG
Ward(s):	Chorlton Ward
Applicant:	Mr Adrian Wu
Agent (if any):	Mr Joe Jennings ExtensionsNW Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **19 May 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations: Printed: 25 April 2025 Expired: 17 May 2025

Neighbour notifications: Printed: 25 April 2025 Expired: 17 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 Buckingham Road. The property features and existing single storey rear outrigger extension, rear garden and hardstanding to the front and side for off street vehicle parking.

Description of area

The property is in the mostly residential part of the Chorlton ward of Manchester. TFGM land sits to the rear boundary with the Metrolink line beyond. The property lies in Flood Risk Zone 2.

Description of development

Erection of a single storey rear extension to form additional living accommodation

The proposal removes the existing outrigger and replaces with a single storey rear extension that projects 4500mm from the existing rear elevation and spans the full 5615mm width of the property with a small gap to the shared boundary. The proposed extension is finished in matching brick with a gable end dual pitched roof in matching tile and new rear glazing.

PLANNING HISTORY

142297/PDE/2025

Description: Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 4m and a height at eaves of 2.73m.

Decision: Turned Away 21/03/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no further comments.

United Utilities (UU)

UU were consulted on this application but did not reply.

Transport for Greater Manchester (TFGM)
TFGM were consulted on this application and have no objection to the proposed development.

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
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - 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) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
  - Transport
    - T1.8 – Safeguarded light rapid transit routes
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
    - JP-S4: Flood Risk and the Water Environment
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - 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 being entirely at ground floor and to the rear.

The projection is 1500mm beyond the permitted development allowance and within the Prior approval allowance with the prior approval application being rejected as the existing outrigger was deemed part of the original dwellinghouse.

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.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No 127 and 125 and would not therefore disrupt the area's existing features.

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 especially given the rear boundary being open TFGM land. The removal of a side window in the existing gable wall of the property and insertion of a repositioned smaller window opening serving the hall is not considered to give rise to unacceptable impacts and is work capable of being undertaken without requiring planning permission.

Light

Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal.

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.

Community safety and crime prevention.

TFGM had no objections to the proposed development recommending an informative regarding working safely near TFGM assets which the applicant should take note of.

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.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park 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.

Flood risk and drainage.

The site is located in Flood Zone 2 and the applicant provided a flood risk statement which was reviewed my Flood Risk without further comment.
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 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.

CONCLUSION

The proposed single storey rear extension at 131 Buckingham Road has been carefully reviewed and is considered acceptable in terms of design, scale, and impact on the surrounding area. The extension will provide additional living accommodation while maintaining the character of the existing property and the neighbourhood. The proposal adheres to relevant planning policies and guidelines, and no objections have been raised by consulted parties. 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. Drawing - Location Plan 26 Mar 2025 THE LOCATION PLAN
b. Drawing - Site Plan 26 Mar 2025 PROPOSED
c. Drawing - Existing & Proposed 26 Mar 2025 PLANS

d. Flood Risk Assessment or Drainage ASSESSMENT 07 Apr 2025 FLOOD RISK

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 of the hereby permitted extension 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 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.

INFORMATIVE(S) TO BE ATTACHED TO THE DECISION

1. TFGM

Whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Metrolink boundary and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at: https://tfgm.com/public-transport/tram/working-safely

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

United Utilities Water PLC

Transport For Greater Manchester

2 Bryan Road, Manchester, M21 0RH

133 Buckingham Road, Manchester, M21 0RG

129 Buckingham Road, Manchester, M21 0RG

4 Bryan Road, Manchester, M21 0RH

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) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA