Application Number	Date of Appln	Committee Date	Ward
141724/FH/2024	11th Dec 2024	13 March 2025	Chorlton Park Ward

Proposal Erection of part single part two storey side and single storey rear extension together with rear roof dormer to create additional living accommodation.

Location 23 Badminton Road, Manchester, M21 0UQ

Applicant Mr Aqeel Ahmed , Shudehill Convenience Store (MCR) Ltd

Agent Mr Ian Malyan, FOB Design UK Limited

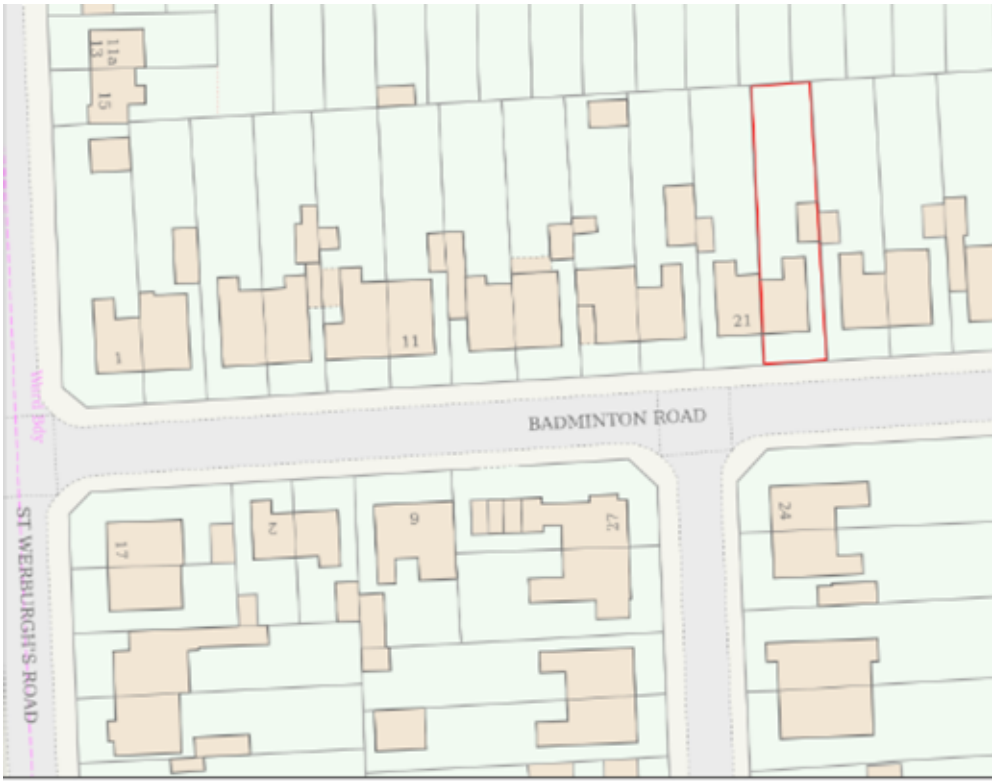
Executive Summary

The applicant is seeking planning permission for the erection of part single part two storey side and single storey rear extension together with rear roof dormer to create additional living accommodation. The property is not listed, nor is it located within a conservation area.

Eight neighbouring dwellings were notified of the proposed development, and nineteen letters of objection were received with additional correspondence from three Councillors. The key issues that were raised were concerns relating to the proposal's loss of light, loss of privacy, loss of parking and character of the area including overdevelopment of the site and possible use as a HMO. These are fully considered within the main body of the report.

Description

The application site is located along a residential street consisting of predominantly semi-detached dwellinghouses. Badminton Road is located within a short distance to Wilbraham Road (A6010) and is bounded by Brantingham Road, St. Werburghs Road and Morville Road. Situated within the Chorlton Park ward of Manchester, the property benefits from its proximity to Chorlton District Centre which possesses an abundance of bars, restaurants, and shopping facilities, as well as outdoor green spaces.



Submitted site location plan, with appliction site edged in red



Application property, as viewed from Google Maps

The application relates to a two storey semi-detached bay-fronted residential property which is located to the northern side of Badminton Road of redbrick and white textured render with a red concrete tile dual pitch roof. The front boundary comprises red brick walling and hedging with timber fencing along the shared boundary and to the rear of the property. The site has a paved driveway with access along the side. It is noted that the properties either side of the host dwelling have undergone previous enlargements. The site features an existing rear outrigger and detached garage along the shared boundary with no. 25 Badminton Road.

The proposed scheme has been revised since it was first submitted in order to overcome concerns raised by officers in relation to the design and potential unacceptable impacts on neighbouring occupiers.

Planning History

Planning reference number: 140859/PDE/2024 - for Prior notification of proposed larger home extension projecting 6m to the rear, with a maximum height of 3m and a height at eaves of 3m. This application was declined on the 19th September 2024



Application site during visit in January 2025



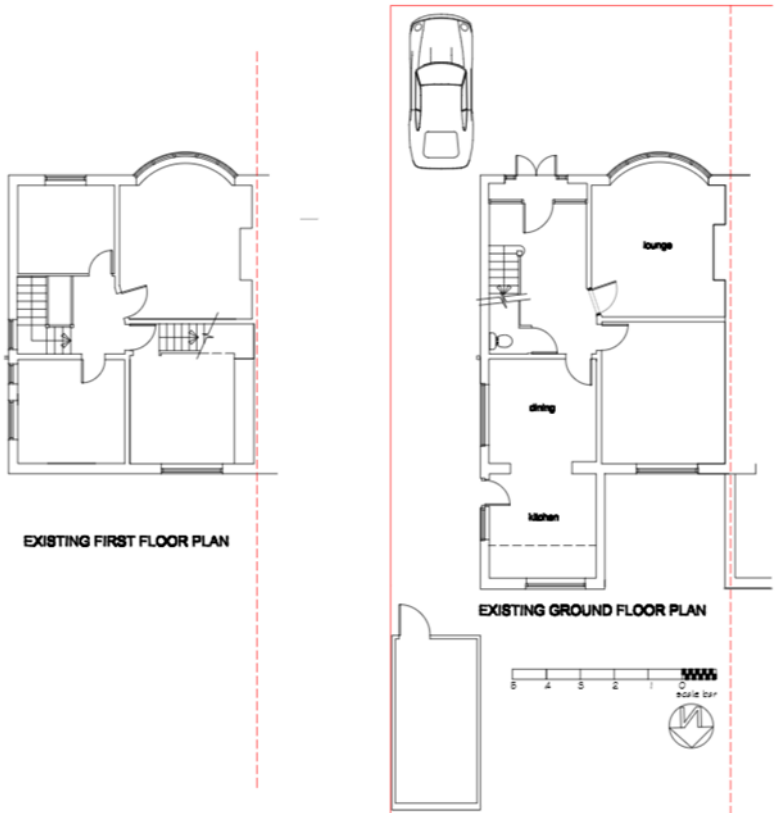
Application site during visit in January 2025



Application property in current state



Application property in current state



Existing first floor and ground floor plan



Existing Elevations

Consultations

Nineteen letters of objection in total have been received in respect of this application following three separate notifications with neighbouring properties. Following revisions to the proposed scheme 5 letters of objections (2 from one property) have been received in relation to the receipt of the final set of drawings) -:

The objections to the scheme can be summarised as follows:

- Loss of light and privacy to neighbouring houses and windows due to scale, mass and location
- The design of the proposal is very poor. To the rear, the proposed dormer window has excessive bulk, and the positioning of windows has no relationship with existing (or proposed) windows at ground and first floor level.
- To the side, none of the houses on the northern side of Badminton Road have been extended into the gap between a pair of semi-detached houses. This would not be in keeping with the prevailing character of the street.
- Cramped appearance in street scene
- The garage and driveway are not large enough for modern cars with increased on street parking
- Noise from number of people living in the house and could be used as HMO
- Proposal will block views for neighbours
- Loss of value to neighbouring houses
- Out of character with resulting terracing effect being built up to the common boundary
- Not in accordance with Council's adopted policies
- Out of character and visually intrusive
- Revised drawings do not overcome objections already submitted

Member comments: Councillor Rawson

- Given that there are a large number of objections to this application has formally requested that this planning application is considered by the Planning Committee.

- The application has generated a lot of interest and so feels it is only right that they be given every opportunity to put their objections to the committee.

Councillor Shilton Godwin requested information on behalf of residents

Adjoining Ward Member

Councillor Leech – Requested information on behalf of residents

Chorlton Civic Society commented on the final amended drawings

Chorlton Civic Society (formerly Chorlton Voice) object to the proposed extensions to this property.

- The scale of the proposed extensions is excessive and out of keeping with the character of the street. They would detract from the appearance of the area.
- The proposed two storey element would have an overbearing effect on the amenity of the adjoining property.

Policies

The Core Strategy Development Plan Document (2012-2027):
The "Core Strategy" was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1: Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1: Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -
• Appropriate siting, layout, scale, form, massing, materials, and detail.
• Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
• Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
• Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
• Community safety and crime prevention.
• Design for health.
• Adequacy of internal accommodation and external amenity space.
• Refuse storage and collection.
• Vehicular access and car parking.
• Effects relating to biodiversity, landscape, archaeological or built heritage.
• Green Infrastructure including open space, both public and private.
• The use of alternatives to peat-based products in landscaping/gardens within development schemes.
• Flood risk and drainage.
• Existing or proposed hazardous installations.
• Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Unitary Development Plan for the City of Manchester (1995):
The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.
Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:
a. The general character of the property
b. The effect upon the amenity of neighbouring occupiers
c. The overall appearance of the proposal in the street scene;
d. The effect of the loss of any on-site car-parking

DC1.2 states extensions will be allowed subject to:
a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
b. They do not create a loss of sunlight/daylight or privacy
c. They are not out of character with the style of development in the area
d. They would not result in the loss of off-street parking.

DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the

other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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 adaptations to their homes.

Guide to Development In Manchester:
The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework (2024):
The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in December 2024 and provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e., the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Places for Everyone Plan (2022 - 2039)

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

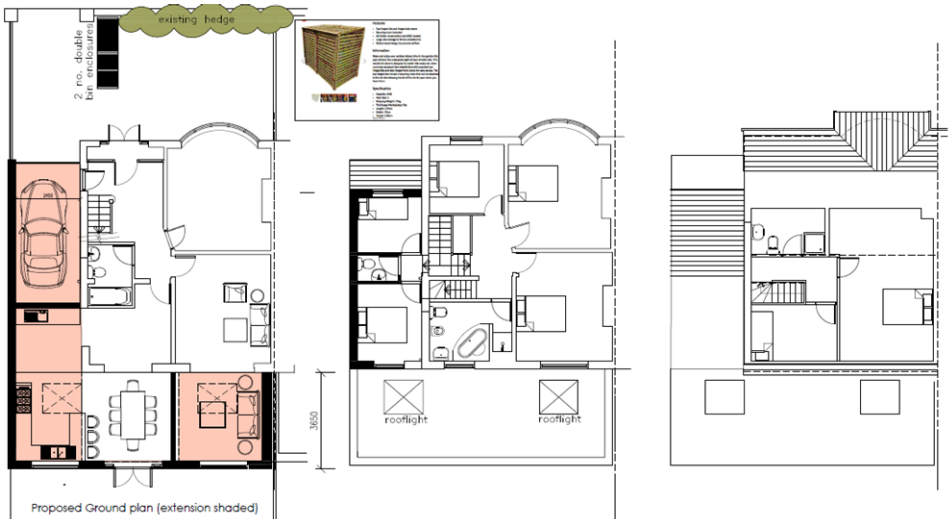
JP-S1: Sustainable Development
JP-P1 Sustainable Places

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.

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.



Final revised floor plans received 4/02/2025 showing a reduction in projection at the rear and setback from the front wall of the house at first floor



Final revised elevations received 4/02/2025 showing a reduction in projection at the rear and setback from the front wall of the house at first floor

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential

extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers

Principle – the principle of erecting a part single part two storey side and single storey rear extension together with rear roof dormer to create additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Residential amenity – The proposed scheme has been significantly revised since it was first submitted in order to overcome concerns relating to the design, scale, massing and potential impacts on neighbouring occupiers. This includes a reduction in the first floor side extension providing a further setback from the principle elevation to a total of 2.0m to overcome a potential terracing effect in the street scene. Revisions have also been made to the proposed single storey rear extension reducing the rearward projection from 6m to 3.65m in line with City Council saved policy DC1.

Proposal

The ground floor element of the proposed two storey side extension would be set back approximately 1.0m from the front wall of the main house and would extend along the side with a projection beyond the rear wall measuring 3.650m. The single storey element would wrap around the property extending across the rear wall up to the shared boundary with the adjoining property no. 21 Badminton Road. The roof to the front would be a mono pitch sloping roof with a flat roof to the rear and the inclusion of two roof lights. A garage door is proposed on the front, no windows are proposed along the side with two windows and French doors on the rear elevation.

The first floor would be set back from the principle elevation of the property measuring 2.0m extending along the side and ending in line with the rear wall of the host dwelling. The roof would be set down from the original roof ridge of the property and would incorporate a gable design to reflect the existing roof design of the host dwelling house. Windows are proposed on the front and rear; no windows are proposed along the side elevation. It is not considered that windows in the location would provide any further overlooking than that of the existing front and rear windows and therefore is considered to be acceptable. The rear facing windows would have views into the rear garden of the application property.

The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers. Whilst the side extension is located west of the neighbouring property, it is considered that given the position, that loss of light towards the end of the day would be no more harmful than already existing by the position of the host dwelling in relation to no. 25 Badminton Road. In addition, the distance of the extension wall to the side windows of the adjacent property no. 25 measures approximately 2.6m. Extensions to the front, side and rear are particularly

popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

It is not proposed that the front of the property will be changed and therefore landscaping, boundary treatment and paving are to remain the same as existing.

Rear dormer

In addition, the applicant proposes the construction of a rear flat roof dormer window which would be in line with the original ridge height of the host dwelling and set in from the side walls of the property. Two windows are proposed overlooking the rear of the garden area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and would therefore not lead to any undue overlooking of houses to the rear. It is acknowledged that the windows would be at a more elevated level but the distances are sufficient to avoid any significant loss of privacy. There are other dormer windows within the immediate area.

For clarity purposes, the distance from rear dormer window to rear boundary measures approximately 34.0m and to the rear window of the property opposite measures approximately 62.0m The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. Other properties within the area have also extended within the roof space with similar size dormers. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact unduly upon the visual amenity or character of the area.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials would provide an appropriate appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the resulting impact on the character of the property and its surrounding area would be acceptable. should not be significantly harmed by these works.

Side extensions are an accepted solution to provide additional accommodation in areas of traditional semi detached houses of this type. In addition, the agent/applicant has confirmed that the property is to be used as a single residential dwelling house and not a house in multiple occupation (HMO). In cases where schemes are not able to provide a 1.52m gap to the shared boundary, a first floor setback is negotiated to help alleviate the potential to provide a potential terracing effect and that set back creates a sense of space between houses. This is considered appropriate within a street scene. The proposal is not considered to be overly dominant and is to be subservient to the main house which does not form an incongruous feature within the street scene or detract unduly from the character of the area.

Following changes to the scheme, the extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side and rear including the addition to the roof at the rear. The single storey rear extension would project 3.65m rearward from the main house on the common boundary with the adjoining dwelling. This is in line with Council Policy and it is considered that the impacts on the adjoining house would not be unduly harmful.

Noise and disturbance – Given that the property is for a single residential use, it is not considered that the introduction of an extension to the side and rear would give rise to significant or adverse impacts beyond those that would normally be anticipated for such a use. General activity associated with the residential dwelling would be of a similar nature to those residential properties already in the area and would not be expected to lead to unusual or unacceptable levels of noise.

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.



Existing relationship between the rear of the applicant property and the rear of the neighbouring property to the east



Existing relationship between the applicant property and the rear of the adjoining property to the west

Design and appearance - The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick and roof tile including hanging tile to dormer as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

The design of the windows are set to match those of the existing dwelling house which are considered to be acceptable. The design of the garage door is standard with materials proposed to be aluminium. The window design within the proposed dormer are not in line with the windows below on the rear elevation of the main house but this is similar to other dormer windows within the immediate area with very limited views from any public areas.

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

St. Werburghs Road is located west of Badminton Road with Brantingham Road immediately north of Badminton Road and the below images include properties within the area which have undergone similar enlargements to the side and rear as shown below:-



14 St. Werburghs Road



7 St. Werbughs Road



36 St Werburghs Road



228 Brantingham Road

Car parking - Concerns were raised by local residents in relation to the loss of additional parking spaces to the front of the property. Off street car parking still remains at the front of the property and therefore is unaffected by this proposal. In addition, the applicant has demonstrated that a vehicle can comfortably fit within the garage space proposed at the side of the property. The internal space of the garage measures 2.450m in width to a length of approximately 5.6m. This is considered to be a large enough space for an average size family car which typically measures at 4.4m in length to a width of 1.8m. In addition, the driveway retains a space measuring 2.5m in width to a length of approximately 9.0m which is more than adequate for an off street car parking space. It was noted during the officers site visit, that there are no parking restrictions in place along the road and although many of the properties have driveways to the front of the property, on street parking was a common feature.

Refuse - The applicant has provided details of the storage of refuse bins which will be located at the front of the property within a timber surround screened from within the street scene. This is considered to acceptable and complies with EN19 of the Core Strategy.

Conclusion - Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise

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 the right to a fair hearing and to this end the Committee 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 of the application 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.

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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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents:

Received 4th February 2025 numbered PL02 Revision C Proposed Floor Plans

Received 4th February 2025 numbered PL04 Revision C Proposed Elevations

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester 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) The bin store, detailed on the drawing numbered PL02 Revision C Proposed Floor Plans as received on the 4th February 2025
via email, shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015,(As amended) (or any order revoking and re-enacting that Order with or without modification), no additional openings/windows/doors shall be inserted within the side elevation of the side extension hereby approved, unless Planning Permission is specifically granted

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 141724/FH/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

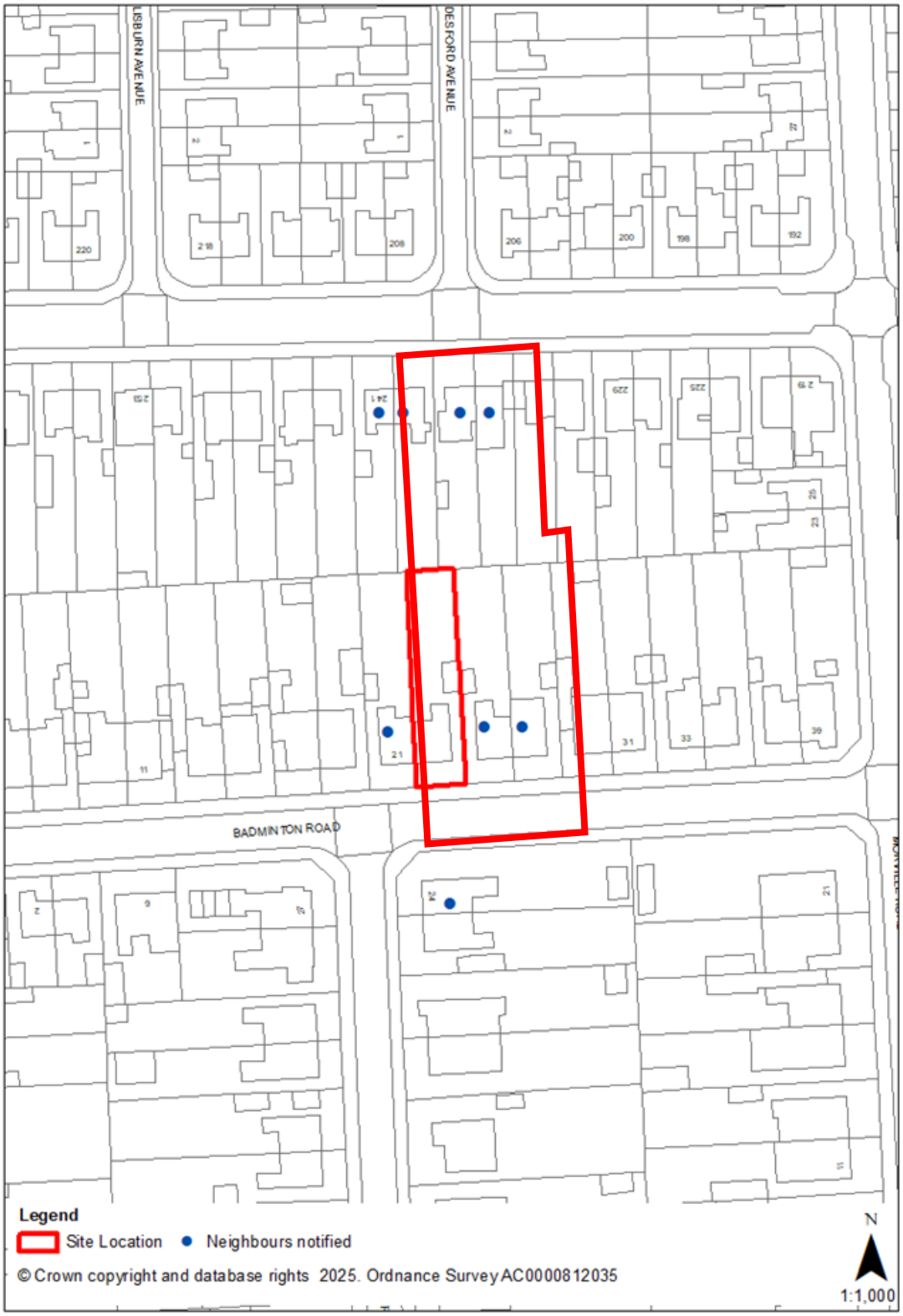
The following residents, businesses and other third parties in the area were consulted/notified on the application:

24 St Brannocks Road, Manchester, M21 0UP
241 Brantingham Road, Manchester, M21 0TP

239 Brantingham Road, Manchester, M21 0TP
235 Brantingham Road, Manchester, M21 0TP
27 Badminton Road, Manchester, M21 0UQ
25 Badminton Road, Manchester, M21 0UQ
21 Badminton Road, Manchester, M21 0UQ
237 Brantingham Road, Manchester, M21 0TP

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Tracie Simpson
Telephone number : 0161 234 4537
Email : tracie.simpson@manchester.gov.uk


LISBURN AVENUE
DESFORD AVENUE
BADMINTON ROAD
Legend
Site Location
Neighbours notified
© Crown copyright and database rights 2025. Ordnance Survey AC0000812035
N
1:1,000