MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142677/FH/2025
Date registered valid:	11 April 2025
Proposal:	Erection of single storey side extension following demolition of garage
Address:	28 Reeves Road, Manchester, M21 8BT
Ward(s):	Chorlton Ward
Applicant:	Ms Louise Britton
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 4th June 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: 28 April 2025 Expired: 20 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 semi detached property in the Chorlton ward area of Manchester. The property benefits from gable fronted bay windows and front porch. Hardstanding is to the front with access along the side and garden to the rear. The property features a detached garage along the side, rear dormer and single storey rear outrigger. Off road car parking is to the front of the property with boundary treatment comprising a low brick wall with coping stone to the front and timber fencing to the side and 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 extension following demolition of garage

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.

- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- 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.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN 19 - Waste Management
- 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 28 Reeves Road

122955/FH/2019 - Recv: 11.03.2019 - Application Approved - 03.05.2019 28 Reeves Road, Manchester, M21 8BT Erection of single storey rear extension, hip to gable roof conversion with rear dormer, front and rear rooflights and elevational alterations to side to form additional living accommodation, following demolition of existing rear extension.

121049/FH/2018 - Recv: 21.08.2018 - Application Approved - 16.10.2018 28 Reeves Road, Manchester, M21 8BT Erection of two storey side extension and single storey rear extension following demolition of attached garage and single storey extension to provide additional living accommodation

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side extension following demolition of garage to provide additional living space to the occupiers. The area is residential in character, this particular property is located within the Chorlton area on Reeves Road within a short distance to Chorlton District Centre. The property presently benefits from a single storey rear flat roof outrigger, rear dormer, front porch and detached garage to the side.

Following demolition of the detached garage to the side, the applicant proposes to erect a side extension with a slight setback from the front wall of the property extending rearwards measuring 10.200m along the side up to the rear wall of the existing outrigger. The extension would retain a gap to the shared boundary with no. 26 Reeves Road. Double doors are proposed on the front and rear elevation; no windows are proposed along the side. The roof would be hipped to front and gable roof to the rear with the installation of 3 roof lights.

On balance, the extension is considered acceptable and would comply with City Council Saved Policy DC1, it is not unduly excessive and is comparable in terms of size and its position to others found in the immediate area. 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.

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, furthermore, a gap would be retained to the shared boundary with no. 26 Reeves Road.

The proposal 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 acceptable and can be acceptably accommodated at the application property, furthermore, should the applicant build the side

independently and not adjoin the rear, this can be built under permitted development, without the need for planning permission. 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, PfE 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 and tile 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 a bin storage area to the front of the property along the shared boundary with the adjoining property, furthermore, the proposal includes a store within the footprint of the extension at the front. 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 11th April 2025 numbered 20300-SK03 Revision C Proposed Floor Plans

Received 11th April 2025 numbered 20300-SK04 Revision B Proposed Side Elevation

Received 11th April 2025 numbered 20300-SK05 Revision B Proposed Roof

Received 11th April 2025 numbered 20300-SK07 Revision C Proposed Rear Elevation

Received 11th April 2025 numbered 20300-SK08 Revision C Proposed Side Elevation

Received 11th April 2025 numbered 20300-SK09 Revision A Proposed Front Elevation

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 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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

27 Beaumont Road, Manchester, M21 8BG
23 Beaumont Road, Manchester, M21 8BG
27 Reeves Road, Manchester, M21 8BU
24 Reeves Road, Manchester, M21 8BT
30 Reeves Road, Manchester, M21 8BT
29 Reeves Road, Manchester, M21 8BU
26 Reeves Road, Manchester, M21 8BT
25 Beaumont Road, Manchester, M21 8BG
25 Reeves Road, Manchester, M21 8BU
29 Beaumont Road, Manchester, M21 8BG
23 Reeves Road, Manchester, M21 8BU

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) -
Area Team Boundary - Name: SOUTH AREA