

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142267/FH/2025
Date registered valid: 5 March 2025
Proposal: Erection of two storey side extension.
Address: 229B Moseley Road, Manchester, M19 2LJ
Ward(s): Levenshulme Ward

Applicant: Mr Masood Ahmed
Agent (if any): Mr Bradley Clarke, Clarkes Bespoke Design Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 March 2025 Expired: 3 April 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

Listed building: Not applicable

Conservation area: No

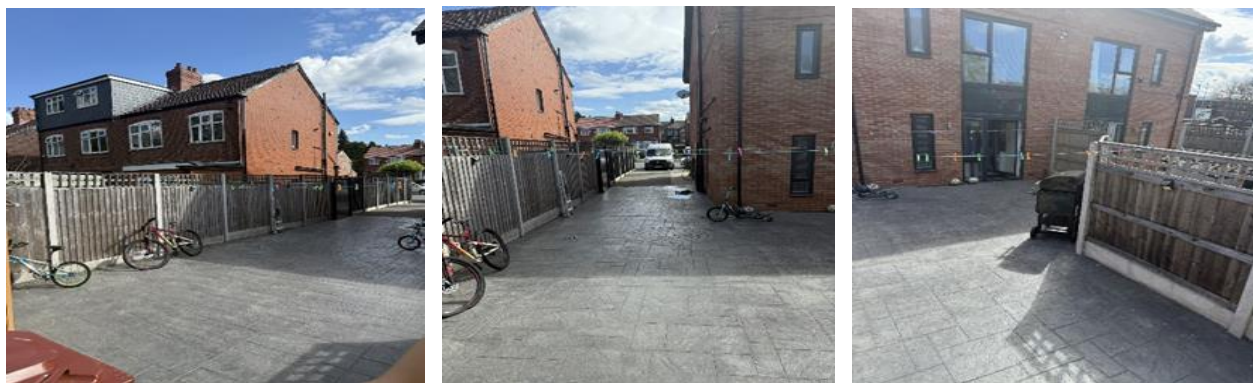
Tree Preservation Order: No

Description of site / building / area

The application relates to a new build, two storey, brick facing, pitched roof, semi-detached dwellinghouse with existing dormer along the front roof elevation.



(Site visit 24.03.2025)



The application site is within a predominantly residential setting of the Levenshulme ward of Manchester and is surrounded by amenity space along all elevations, including all round boundary treatment, whilst incorporating a gated access along the gable elevation.

Site History

- 140717/FH/2024 - Erection of single storey rear extension and part single, two storey side extension, WITHDRAWN 30.09.2024.

Description of development

The submitted plan proposes a two storey side extension.

Upon assessment of the submitted information, the proposal relates to a proposed part single, part two storey side extension to form additional living accommodation.

Following negotiations the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 28/04/25). The revised plans would comprise of the proposed wc, bathroom and en-suite windows being obscurely glazed; together with the proposed landing window being obscurely glazed and fixed non-opening (correspondence from agent dated 29/04/25).

The proposed extension along the ground floor would be flush with the front and rear building line of the host dwellinghouse; whilst being stepped way approximately 900mm from the common shared boundary with no. 231 Moseley Road. It would measure approximately (2927mm wide x 10015mm deep x 3373mm maximum height). It would incorporate a lean-to pitch roof configuration, and would include a door along the front elevation, window and a door along the side elevation, together with a door and window along the rear elevation.

Along the first floor, this element would be set-back approximately 1000mm from the front building line of the host dwellinghouse, whilst being flush with its rear building line. It would also maintain a distance of approximately 900mm from the common shared boundary with no. 231 Moseley Road. It would measure approximately (2927mm wide x 9060mm deep). It would comprise of a pitched roof design with the proposed roof ridge dropped below the existing roof ridge and it would include 1no. window along the first floor front elevation, 1no. window along the front roof elevation, 2no. windows along the first floor side elevation, 1no. window along the

first floor rear elevation, together with 1no. window along the rear oof elevation. It is intended to use materials matching the host dwelling.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- o Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- o JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- o Policy DM1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

o Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (correspondence and revised plans from agent dated, 28/04/25, 29/04/25).

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (Erection of part single, part two storey side extension to form additional living accommodation) - In light of the pre-existing contextual relationship along the side and rear boundaries and the housing layout arrangement; specifically, with no. 231 Moseley Road and due to the fact that the existing side garden to facilitate the proposed development is relatively wide, coupled with the fact that a side access of approximately 900mm would be maintained and the proposed extension would not project beyond the rear elevation of no. 231 Moseley Road, and it would also be flush with the rear building line of the host dwelling, for these reasons and on balance, it is considered that there would not be a significant adverse impact from the proposed development as there are no undue overbearing, overshadowing or loss of privacy impacts (windows proposed not offering a significantly different outlook to existing windows); subject to planning conditions.

Impact of works (Design and appearance) - In design terms, it is not considered that the proposal would unduly harm the character of the building or the general area. The proposed extension would be informed by the existing dwellinghouse. It is also intended to match materials with that of the existing dwellinghouse. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Car Parking) - Whilst the existing side access would be significantly lost to accommodate the proposed extension, the front driveway would be maintained; pursuant with policy DM1, of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

Impact of works (Waste Management) - The existing arrangement would be unaffected. Bins can still be stored within curtilage and brought to the back of pavement on collection days.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (correspondence and revised plans from agent dated, 28/04/25). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 26 February 2025.
- o Location Plan with application site edged in red, drawing number PL-007, revision P1, received by the City Council as the Local Planning Authority on 05 March 2025.
- o Existing Plans and Elevations, drawing number PL-001, revision P1, received by the City Council as the Local Planning Authority on 26 February 2025.
- o Proposed Floor Plans, drawing number PL-002, revision P5, received by the City Council as the Local Planning Authority on 29 April 2025.

- o Proposed Elevations, drawing number PL-003, revision P5, received by the City Council as the Local Planning Authority on 29 April 2025.
- o Correspondence from agent dated 29 April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the primary dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Before first occupation of the development thereby approved, the proposed ground floor window along the side elevation to serve the annotated "WC"; the proposed first floor window along the front elevation to serve the annotated "EN-SUITE"; the proposed first floor window along the side elevation to serve the annotated "BATHROOM"; and the proposed first floor window along the rear elevation to serve the annotated "EN-SUITE"; and as shown on: Proposed Floor Plans, drawing number PL-002, revision P5, and Proposed Elevations, drawing number PL-003, revision P5, both received by the City Council as the Local Planning Authority on 28 April 2025, shall be obscurely 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 - In the interest of privacy and in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed first floor window along the side elevation to serve the LANDING and as shown on: Proposed Floor Plans, drawing number PL-002, revision P5, and Proposed Elevations, drawing number PL-003, revision P5, both received by the City Council as the Local Planning Authority on 28 April 2025, shall be fixed non-opening and obscurely 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 - In the interest of privacy and in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Floor Plans, drawing number PL-002, revision P5, and Proposed Elevations, drawing number PL-003, revision P5, both received by the City Council as the Local Planning Authority on 28 April 2025.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 Core Strategy for the City of Manchester (2012).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

45A Kingsway, Manchester, M19 2BZ
45 Kingsway, Manchester, M19 2BZ
231 Moseley Road, Manchester, M19 2LJ
229A Moseley Road, Manchester, M19 2LJ
43 Kingsway, Manchester, M19 2BZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA