

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142183/FH/2025

Date registered valid: 18 February 2025

Proposal: Erection of part single, part two storey side and rear extension to form additional living accommodation

Address: 21 Crompton Road, Manchester, M19 2QJ

Ward(s): Burnage Ward

Applicant: Malik

Agent (if any): Mr Josh Harling, C49 Architecture Ltd

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 February 2025 Expired: 18 March 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 pitched roof, semi-detached, dwellinghouse within a residential setting of the Levenshulme ward of Manchester. The application dwelling has a bay window at ground floor and is constructed of red-brown brick with buff render at first floor and a slate roof. Levenshulme High School site runs along the rear boundary of the application site.



(Site visit 26.02.2025)



There is existing amenity space along front, side and rear, whilst incorporating a gated access along the gable elevation; a hard surfaced front driveway, and wheeled bins are stored within curtilage, along the frontage.

The properties along Crompton Road are characterised by single storey rear outriggers that project 2.1 metres on the outside wall. A 2.5 metre gap is present between each outrigger and common boundary.

The unattached neighbouring property at no. 19 Crompton Road has a single extension along the common boundary - (which appears to have been consented by ref. no. 034950), whilst the attached neighbouring property at no. 23 Crompton Road has a part single, part two storey side and rear extension (consented by ref. no. 104207/FH/2013/N2). The site and neighbouring properties are oriented approximately north - south with the rear of properties facing south and the rear garden is 18.2 metres long and 9 metres wide.

Site History:

- No record.

Description of development

The submitted application relates to a part single, part two storey side and rear extension to form additional living accommodation.

Clarification was sought from the planning agent regarding the proposed refuse and car parking arrangements as the existing side access would be lost to accommodate the proposed extension. Clarification and revised plans were subsequently submitted, (dated, 02.04.25). The existing front driveway would be unaffected, and it is intended to continue to store wheeled bins along the front garden, in a specified location. However, the agent is advised that a bin store condition is recommendation in the interest of residential and visual amenity.

The proposed part single, part two storey side and rear extension would be stepped away stepped away approximately 197mm from the common shared boundary with no. 19 Crompton Road and approximately 134mm from common shared boundary with no. 23 Crompton Road.

Along the ground floor, it would be flush with the front building line of the host dwelling. It then projects approximately 10981mm along the shared boundary with no. 19 Crompton Road, then comes forward of the common shared boundary with no. 23 Crompton Road approximately 8809mm wide, then returns forward of the rear building of the host dwelling approximately 3469mm deep, whilst leaving a gap of approximately 134mm from this boundary. It would comprise of a lean-to pitched roof design with a maximum roof height at approximately 3341mm (along the front elevation) and 3717mm (along the rear elevation) and would include 1no. window along the front elevation, 1no. fixed window along the side elevation, 2no. windows along the rear roof elevation; together with 2.no doors and window along the rear elevation.

The proposed first floor element would be set-back approximately 1018mm from the front building line of the host dwelling. It then projects approximately 9941mm along the shared boundary with no. 19 Crompton Road, then comes forward of the common shared boundary with no. 23 Crompton Road approximately 4000mm wide, then returns forward of the rear building of the host dwelling approximately 3469mm deep, whilst maintaining a separation distance of approximately 4989mm from the first floor common shared boundary. It would comprise of a combined pitched to hip roof design with the proposed roof ridge dropped below the original roof ridge and would include 1no. window along the first floor front elevation, 1no. fixed window along the first floor side elevation; together with 1.no window along the first floor rear elevation. It is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, 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):

- 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:

- 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:

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

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

- 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:

- Chapter 2: Design

ISSUES

Clarification was sought from the planning agent regarding the proposed refuse and car parking arrangements as the existing side access would be lost to accommodate the proposed extension. Clarification and revised plans were subsequently submitted, (dated, 02.04.25).

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 (part single, part two storey side and rear extension) - In the case of this application, clarification was sought from the planning agent regarding the proposed refuse and car parking arrangements as the existing side access would be lost to accommodate the proposed extension. Clarification and revised plans were subsequently submitted, (dated, 02.04.25). Therefore, in light of the revised plans, and due to the existing contextual relationship along the boundaries with the unattached neighbouring property at no. 19 Crompton Road having a single extension along the common boundary - (which appears to have been consented by ref. no. 034950).

When considering windows to the side elevation there is strong characteristic of neighbouring property with windows to side gables, in this instance there would still be a set away from the boundary, the fixed nature of the windows and the rooms to which the windows relate – WC at ground floor next to the existing single storey wall with no apparent windows beyond the boundary fence on site and first floor window to landing which was set away from the boundary, it was considered whether the inclusion of these windows was enough to refuse the scheme, but it was not believed to warrant refusal in its own right in this instance, as if the neighbours choose to extend at first floor (as other have done) the only window impacted would be a ground floor WC window – already impacted by the ground floor extension at the neighbours and a non habitable landing window – the approval is therefore not considered to prejudice development of the neighbouring site. The attached neighbouring property at no. 23 Crompton Road has a part single, part two storey side and rear extension (consented by ref. no. 104207/FH/2013/N2); and due to the separation distance that would be retained from the Levenshulme High School site along the rear boundary of the application site, combined with the fact that the proposed roof configuration would mitigate from the adverse impacts from undue massing, the proposed development is considered acceptable.

In addition, although the proposed rearward projection along the first at approximately 3469mm deep, is approximately (469mm) in excess of permitted development limitations, it is not considered that this variance would present any significant adverse impacts to residential amenity in terms of undue overbearing and overshadowing impacts, overbearing impact or loss of privacy (subject to the imposition of appropriate conditions controlling the insertion of further windows and applying obscure glazing), given the separation from the first floor boundary and the pre-existing extensions on the neighbouring along boundaries. Moreover, the proposed rearward projection long the ground at approximately 3469mm deep is in line with the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions; and therefore, for these reasons outlined, and on balance, and subject to planning conditions, the proposed development could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed development would mirror the attached neighbouring property no. 23 Crompton Road's part single, part two storey side and rear extension (consented by ref. no. 104207/FH/2013/N2) and is therefore considered to be acceptable in terms of design and appearance – the approval next door represents precedent in the street scene for terracing. It is also intended to match materials with those of the existing dwellinghouse. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - In the case of this application, although the existing side access would be lost to accommodate the proposed extension, the existing front driveway would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - Clarification was sought from the planning agent regarding the proposed location for wheeled bins given that the existing side access would be lost to accommodate the proposed extension. Clarification and revised plans were subsequently submitted, (dated, 02.04.25). It is intended to continue to store wheeled bins along the front garden, in a specified location. However, in the interest of residential and visual amenity a bin store condition is recommended; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 02.04.25) 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 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 this instance, clarification was sought from the planning agent regarding the proposed refuse and car parking arrangements as the existing side access would be lost to accommodate the proposed extension. Clarification and revised plans were subsequently submitted, (dated, 02.04.25). 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 18 February 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 18 February 2025.
- Existing Plans and Elevations, received by the City Council as the Local Planning Authority on 18 February 2025.
- Proposed Floor Plans and Elevations, REVISION A, received by the City Council as the Local Planning Authority on 02 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 policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the 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) 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 development hereby approved other than those shown on: Proposed Floor Plans and Elevations, REVISION A, received by the City Council as the Local Planning Authority on 02 April 2025.

Reason - In the interest of residential amenity, 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).

5) Before first occupation of the development thereby approved, the proposed first floor window along the side elevation to serve the landing area, and as shown on: Proposed Floor Plans and Elevations, REVISION A, received by the City Council as the Local Planning Authority on 02 April 2025, shall be fixed non-opening and shall remain so in perpetuity.

Reason - In the interest of residential amenity and in accordance with 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).

6) Before first occupation of the development thereby approved, the proposed ground floor window along the side elevation to serve the annotated w/c and as shown on: Proposed Floor Plans and Elevations, REVISION A, received by the City Council as the Local Planning Authority on 02 April 2025, shall be fixed non-opening 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 residential amenity and in accordance with 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).

7) Wheeled bins shall be stored in a covered bin store along the front garden, in the specified location, and as shown on: Proposed Floor Plans and Elevations, REVISION A, received by the City Council as the Local Planning Authority on 02 April 2025, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity; pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (2012).

8) 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

20 Crompton Road, Manchester, M19 2GH

Levenshulme High School For Girls, Crossley Road, Manchester, M19 1FS

23 Crompton Road, Manchester, M19 2QJ

26 Crompton Road, Manchester, M19 2GH

24 Crompton Road, Manchester, M19 2GH

22 Crompton Road, Manchester, M19 2GH

19 Crompton Road, Manchester, M19 2QJ

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

Area Team Boundary - Name: SOUTH AREA