

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141916/FH/2025
Date registered valid: 29 January 2025
Proposal: Erection of two storey rear extension and single storey front porch extension
Address: 5 Amersham Place, Manchester, M19 1PP
Ward(s): Burnage Ward

Applicant: Efe & Jenni Enobakhare
Agent (if any): Mr Nicholas Dunlop, Dunlop Studios Architects
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08/04/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 3 February 2025 Expired: 24 February 2025

Neighbour notifications

Printed: 3 February 2025 Expired: 24 February 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 application relates to a two-storey semidetached class C3 dwellinghouse at Amersham Place. The property is finished in dark red brick with terracotta colour roof tiles on a hipped roof. It features a garden on three sides and a shared communal walkway for access to the front. Boundary treatment is a combination of vegetation and wood panel fences.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Amersham Place is a residential cul-de-sac off the Eastern Circular Road in Burnage. The site backs onto the Heaton Moor Golf course with Cringle Park and Cringle playing fields being in close proximity also. The area is residential in terms of its character, consisting of two-storey semidetached class C3 family dwellings.

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension and associated canopy and front porch to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management

- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of a two-storey rear extension, rear canopy and front porch to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed porch would measure 3100mm x 1680mm and have a lean-to roof with a maximum height of 3610mm, sloping down to 2750mm at the eaves. The porch would not

project forward of the existing principal elevation, there would be no gap between the side of the porch and the boundary line.

The proposed two storey extension would project back by 4400mm, and span 5360mm, with a gap of 2500mm to the boundary with the adjoining, it would have a hipped roof that would have a ridge 165mm lower than the ridge on the main house to aid subservience.

The proposed canopy/greenhouse would have a lean-to roof with a maximum height of 3270mm, sloping down to 2530mm at the eaves, it would project the same amount as the rear extension and it would be set in from the boundary by 800mm.

Although large, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefore the proposal accords with policies SP1 and DM1 of the Core Strategy.

Residential Amenity

As the proposed extension is relatively large and extends close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. However, the orientation of the gardens being east facing and the properties benefiting from no buildings to the rear or side of the gardens, in addition to the applicant reducing the rear projection from the original 5000mm in order to demonstrate the 45-degree rule, it is therefore considered the levels of overshadowing are acceptable in this instance.

The west elevation would feature 1 new window at ground floor level, the east elevation would feature 1 glazed sliding doors and the greenhouse/canopy at ground level, with 2 new windows at first floor, the south elevation would also feature the new greenhouse and 1 new window on first floor (to be obscurely glazed) whilst the north elevation would feature 1 new window at ground floor and 1 at first floor.

It is not anticipated that the new glazed doors and windows would cause any privacy issues (subject to obscure glazed condition for glazing to the south) for the residents or neighbours with the orientation of the properties on the cul-de-sac meaning most of the windows will face gardens or sides of houses, with boundaries having good screening with outbuildings.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed extension would be built of brickwork uPVC windows and doors to match the existing dwellinghouse, it would have a hipped roof with roof tiles to match, with the front porch and greenhouse having lean-to roofs.

Although large in scale, the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the character of the property and surrounding streets.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 – 16 January 2025.
- b. Drawing – Site Plan – 04 April 2025 – Ref: REV E – P100
- c. Drawing – Proposed Elevations – 04 April 2025 – Ref: REV E – P201
- d. Drawing – Proposed G Plan – 04 April 2025 – Ref: REV E – P101

e. Drawing – Proposed First Floor Plan – Ref: REV E – P102

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing

Before first occupation ALL glazing in the South Elevation (side wall of greenhouse and first-floor window) shall be obscure 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 - To protect the amenity and living conditions of the adjoining residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Stockport Metropolitan Borough Council

3 Amersham Place, Manchester, M19 1PP

6 Amersham Place, Manchester, M19 1PP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA