

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142124/FH/2025

Date registered valid: 24 February 2025

Proposal: Erection of a two storey side and front extension together with a single storey rear extension.

Address: 10 Field View Walk, Manchester, M16 8GU

Ward(s): Whalley Range Ward

Applicant: Nicola Gardner

Agent (if any): Mrs Dawn Winterbottom, Plans Drawn

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17/04/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/04/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 March 2025 Expired: 26 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

The application relates to a two-storey detached class C3 dwellinghouse, finished in red brick with grey concrete roof tiles on a gable roof. The property is accessed from the rear, with driveway and garden at the rear and a small front garden to the front facing onto Field View Walk.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Field View Walk is predominantly residential in terms of its character, consisting of detached and semidetached family dwellings. It is walking distance of several schools and Alexandria Park.

Description of development

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

Consultations & Notification Responses

Neighbours, as per Appendix 1 – 1no. objection on the basis that the neighbour already has an existing side extension, which the objector believes will make the two detached houses look like semidetached houses.

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 part two storey part single storey side extension 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 ground floor element of the side extension would project out by 2810mm from the side of the main house and would span the length of the house at 9450mm. The first-floor element would be set back from the rear of the house by 1m and set in from the nearest boundary by 750mm. The roof would be roughly 420mm lower than the ridge of the main house to aid subservience.

The development is still 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

Residential Amenity

Given the relatively minor projection of 2810mm, and the addition not projecting to the front or rear any more than the existing house and the addition being situated on the north side of the house it is not anticipated that the proposal would result in unacceptable levels of loss of light to any neighbouring property.

The side elevations are blank and the windows on both the front and rear elevation standard in size and the first-floor element of the extension is set back slightly. It is therefore viewed that the proposal would not lead to an unacceptable level of overlooking from new fenestrations.

The set back of 750mm from the boundary and the staggering of houses on this street would ensure the side extension would not lead to a 'terracing' effect with the neighbouring properties, and from the street they would still read as detached separate houses.

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. Its side elevations would remain blank and featureless whilst the rear elevation would feature 1 window at ground floor and 1 at first floor, the rear elevation would also feature 1 new window at first floor and 1 at ground.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in on Field View Walk and surrounding roads.

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.

Conclusion

Given the above issues, it is considered that the proposed side extensions are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 – 11 February 2025
- b. Drawing – Proposed Plans and elevations – 24 February 2025 – Drawing number: 12A
- c. Drawing – Site Plan – 11 February 2025 - Drawing number: 11

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.

Appendix 1 – List of consultees & neighbours notified

9 Field View Walk, Manchester, M16 8GU
32 Montcliffe Crescent, Manchester, M16 8GR
11 Field View Walk, Manchester, M16 8GU

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