

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142046/FH/2025
Date registered valid: 3 February 2025
Proposal: Erection of single storey extension to form additional living accommodation
Address: 93 Clowes Street, Manchester, M12 5FY
Ward(s): Ardwick Ward

Applicant: Mr Alvin Loh, Alvin Loh Consulting Engineers Ltd
Agent (if any): Mr Alvin Loh, Alvin Loh Consulting Engineers Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 May 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: 12 February 2025 Expired: 5 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

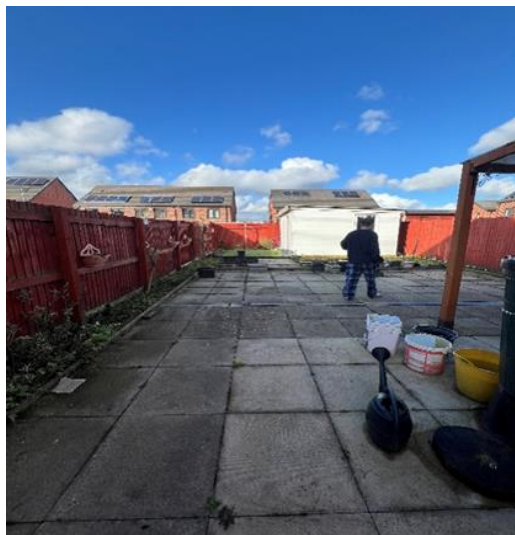
Tree Preservation Order: No

Description of site / building / area

The application relates to a modern two storey, red and grey brick facing, pitched roof, semi-detached dwellinghouse within a residential setting of Ardwick ward of Manchester.



(Site visit 26.02.2025)



The dwellinghouse is surrounded by amenity space to the front side and rear elevations, including boundary treatment to the curtilage, and a timber frame gated access along the gable elevation. There is an existing timber frame canopy on the rear façade of the host dwelling, an outbuilding within the rear garden, and a hard surfaced driveway along the gable elevation. Wheeled bins are stored within curtilage of the house.

The existing side garden is relatively wide, measuring approximately 3.0 metres. An alleyway / footpath runs along the side boundary, thereby, creating a further sense of separation along this elevation. The existing rear garden is also sizeable, measuring approximately 14.2 metres deep x 8.1 metres wide.

The front building line of the host dwelling projects forward of no. 91 Clowes Street approximately 2.7 metres; whilst its rear building line is stepped in approximately 1.8 metres.

Site History

The planning permission granting consent for the housing development on the site - (reference number: 099219/00/2012/N2) includes a condition removing permitted development rights:

Condition 49

Notwithstanding the provisions of Class A, D, E, G Part 1, Class A, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 of any subsequent amending legislation, no extensions, free standing buildings or means of enclosure to properties within Phase 3 of the development shall be erected within an 8 strip either side of the Black Brook and Corn Brook. No ground levels shall be changed within the 8m strip either side of the Black Brook and Corn Brook culverts.

Reason - To preserve access to the watercourse for maintenance and improvement in the interests of flood prevention, pursuant to policy EN14 of the Core Strategy for Manchester.

No.93 Clowes Street does not lie in proximity to the route of the culverts.

Description of development

Consent is sought for the erection of a single storey rear extension to serve as a morning room.

Following negotiations the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 23/05/25). The revised plans have reduced the depth of the rearward projection of the proposed extension, so it would not exceed 4m; the initially proposed fenestration along the side elevation has been removed, and a 1no. French door is now proposed within the rear elevation.

The proposed extension would be sited along the common shared boundary with no. 95 Clowes Street and would not project beyond the gable elevation of the host dwelling and would measure approximately (4000mm deep x 4974mm wide x 3480mm maximum height). It would comprise of a lean-to pitched roof design and would include 1no. French door along the rear elevation. It is intended to use external facing materials matching the existing house and as annotated on the submitted information.

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.

2. Flood Risk

Flood Risk officers have advised the following informative is attached to any recommendation for planning approval.

Culvert:

MCC records highlight that the underground Corn Brook tributary is located within close proximity to the site (approximately 125 m to the south-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>

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

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently received (23/05/25).

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 (single storey rear extension) - In the case of this application, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently received (23/05/25). Consideration has been given to the front building line of the host dwelling projecting forward of no. 91 Clowes Street by approximately 2.7 metres; with its rear building line stepped in approximately 1.8 metres. This staggered housing layout arrangement, coupled with the contextual relationship along the side and rear boundaries; and the location of an existing alleyway / footpath along the side boundary, combined with the substantially large rear garden, and the proposed roof configuration would reduce the potential for adverse impacts from massing has formed the consideration of the proposal. It is not considered that the resultant contextual relationship and proposed scale, would be unduly overbearing, overshadowing or present any loss of privacy impacts.

Moreover, although the proposed revised rearward projection at approximately 4000 is (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for a larger homes extension application, and therefore, in light of the depth of garden that would still be retained, together with the separation distance from the rear boundary, it is considered that the revised proposed rearward projection 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 is considered to be acceptable in terms of design and appearance as it is 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) - The existing arrangement would be unaffected.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins would still be stored within curtilage screened behind boundary treatment.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 23/05/25) 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 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

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently received address the matters which were raised. 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 03 February 2025.
- Location Plan with application site edged in red, DRG. NUMBER 04B, received by the City Council as the Local Planning Authority on 23 May 2025.
- Existing and Proposed Floor Plans, DRG. NUMBER 01C, received by the City Council as the Local Planning Authority on 23 May 2025.
- Proposed Elevations and Section, DRG. NUMBER 03C, received by the City Council as the Local Planning Authority on 23 May 2025.
- GENERAL AND BUILDING REGULATIONS NOTES, received by the City Council as the Local Planning Authority on 23 May 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: Location Plan with application site edged in red, DRG. NUMBER 04B; Existing and Proposed Floor Plans, DRG. NUMBER 01C; and Proposed Elevations and Section, DRG. NUMBER 03C, all received by the City Council as the Local Planning Authority on 23 May 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) 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).

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.

Informative –

MCC records highlight that the underground Corn Brook tributary is located within close proximity to the site (approximately 200 m to the south-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

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Appendix 1 – List of consultees & neighbours notified

58 Beastow Road, Manchester, M12 5GS

56 Beastow Road, Manchester, M12 5GS
54 Beastow Road, Manchester, M12 5GS
3 Sevenoaks Road, Manchester, M12 5TY
1 Sevenoaks Road, Manchester, M12 5TY
97 Clowes Street, Manchester, M12 5FY
95 Clowes Street, Manchester, M12 5FY
91 Clowes Street, Manchester, M12 5FY
89 Clowes Street, Manchester, M12 5FY
1 Abbotsbury Close, Manchester, M12 5EQ
46 Clowes Street, Manchester, M12 5FJ
44 Clowes Street, Manchester, M12 5FJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA