

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

Application no. 142307/FH/2025

Date registered valid: 15 March 2025

Proposal: Erection of first floor and two storey side extension to form additional living accommodation.

Address: 1 Sharrington Drive, Manchester, M23 9PE

Ward(s): Brooklands Ward

Applicant: Mr. Amal Dev

Agent (if any): Mr. Niamat Ali NA Design

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 April 2025 Expired: 1 May 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey semi-detached dwelling house on Sharrington Drive. The property features an existing single storey side extension, hardstanding to the front for off street vehicle parking and a garden to side and rear.

Description of area

The property is in a mostly residential part of the Brooklands ward of Manchester. Millbrook Industrial estate is located to the rear boundary. Metroline Manchester Wythenshawe Depot is located to the eastern boundary beyond a small copple of trees.

Description of development

Erection of first floor and two storey side extension to form additional living accommodation

First floor extension

The proposed first floor extension sits on the footprint of the existing ground floor side extension and continues the main roofline through from the original dwelling through to the two-storey side extension.

Two storey side extension

The proposed two storey side extension would project 2500mm beyond the existing side extension (for a maximum projection of 5240mm from the original dwellinghouse). The two-storey side extension would run the full 8130mm of the existing side elevation and is angled to the rear to retain a 800mm gap to the angled boundary. The two-storey side extension maintains the same roofline and is finished in matching brick and tile. The extension adds new glazing to front, side and rear.

PLANNING HISTORY

018835

Description: Erection of 8 three-bedroom semi detached houses

Decision: Approved 22/03/1983

F17578

Description: Erection of 8 semi-detached dwellinghouses.

Decision: Approved 29/06/1982

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

Concerns lay in the size, scale and lack of subservience of the proposal to the existing dwelling. The extension would almost double the size of the house and with the continued roof line and elevations would not read as a subservient addition and would risk a terracing effect when viewed with the attached neighbour (i.e. it would read as 3 terrace properties)

Updated proposed development

The updated scheme reduces the projection of the first-floor side extension to 3800mm and introduces a 750mm set back to the front elevation of the first-floor side, reducing the roofline of the extension.

The ground floor part is finished with a sloping roof to front and side.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by having a lower roofline and set back to first floor.

The two-storey side is sufficiently set back (750mm) from the principal elevation to ensure a subservience of the extension to the original dwellinghouse by reducing the ridge height of the extension and creating a visual step back at first floor.

There is little impact to the neighbouring No.3 with the other side having no impact.

Due to its size, position and location in relation to neighbours the proposal would not create a dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The main proposed works are capable of being seen from the street. Given the position of the extension and the set back and lower roofline creating a subservient feature, together with the use of proposed materials, the character of the street would not be unduly affected.

The lower roof line and set back to first floor help avoid the development creating the appearance of a terrace row.

The proposal is similar in size and scale to other buildings nearby, notably extensions to properties along Sharrington Drive and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the new front and rear elevation however given these are like existing windows on this elevation, and away from local neighbours, the impact to privacy is minimal.

The new side facing first floor windows are required to be obscure glazed to minimise overlooking concerns. The side facing window is a bathroom window so shouldn't be onerous on the applicant. This has been conditioned.

LIGHT

Given the proposal is located away from local neighbours and doesn't sit outside of the principal and rear elevations the impact to light from the added massing is minimal.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. Access to the side of the property has been maintained to allow bins to be stored away from the front of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 1 Sharrington Drive, involving the erection of a first-floor and two-storey side extension, has been carefully reviewed. The updated design addresses initial concerns regarding size, scale, and subservience to the existing dwelling. The extension is now designed to be visually compatible with the original structure and the surrounding area, ensuring minimal impact on neighboring properties and the street scene. The proposal complies with relevant planning policies and guidelines, and no significant objections have been raised by local residents. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. There were minor changes required

to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

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.	Application Form	04 Mar 2025	APPLICATION FORM
b.	Drawing - Location Plan	04 Mar 2025	THE LOCATION PLAN
c.	Drawing - Proposed	18 Apr 2025	NA-P02 REV A FLOOR PLAN
d.	Drawing - Proposed	18 Apr 2025	NA-P02 REV A FLOOR PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscured glazing

Before first occupation of the development hereby approved the windows in the first-floor side elevation 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 adjacent 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

3 Sharrington Drive, Manchester, M23 9PE

Arriva North West Limited, Greeba Road, Manchester, M23 9ET

4 Sharrington Drive, Manchester, M23 9GS

142 Shady Lane, Manchester, M23 9GQ

6 Sharrington Drive, Manchester, M23 9GS

2 Sharrington Drive, Manchester, M23 9GS

144 Shady Lane, Manchester, M23 9GQ

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA