

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142106/FH/2025

Date registered valid: 22 February 2025

Proposal: Erection of two storey side extension, porch, single storey rear extension and single storey building to rear garden to form garden room.

Address: 72 St Werburghs Road Manchester M21 0TJ

Ward(s): Chorlton Ward

Applicant: Mr Liam Dunk

Agent (if any): James Burton, Architectural Design

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: 22 February 2025 Expired: 15 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 semidetached class C3 dwelling house. The property is built from red brick with a hipped roof and bay window on the front elevation. A driveway provides off street parking, with a modest garden to the front. To the rear there is a single storey garage within the rear garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Area

The area is residential in terms of its character, consisting of 2-storey semidetached family dwellings. Local amenities and public transport links are within walking distance.

Description of development

The applicant is seeking permission for the erection of a two-storey side extension, porch, single storey rear extension and single storey building to rear garden to form garden room to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – 1 objection letter from neighbour in relation to:

- The proposed garden room would extend across almost the entire rear boundary and would not be set back the 2m from the boundary stipulated in PD.
- The potential loss of green screening caused by the outbuilding.
- The Juliet balcony on the first floor will overlook neighbouring gardens.
- The scale of the extension is out of keeping with the character of the area.

Amendments to the proposal

Following feedback from officers, the applicant has reduced the rear extension on the boundary with the adjoining property, this ensure it would not overly reduce daylight entering the side windows on the side elevation.

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 2024)

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 and rear extension, front porch and garden room 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

To the side, the extension would project out by 2000mm, it would be set back from the front of the house by 3350mm, it would have a hipped roof with a maximum height of 7650mm. It would span the length of the main house at 5220mm

The proposed front porch would measure 2645mm x 1150mm with a lean-to roof. The front porch is minor in scale, only 0.4m larger than the limitations of Permitted Development.

The rear extension would project back by 4000mm, it would be part two-storey and part single storey. The single storey section would feature a flat roof with a height of 2975mm, whilst the two-storey element would have a hipped roof, set lower than the main roof ridge to aid subservience. The two-storey element is set in 4000mm from the adjoining property.

The garden room would measure 8050mm x 2950mm with a maximum roof height of 3250mm, sloping down to 2880mm at the rear. It would be positioned in the rear corner of the garden, roughly 9.5m from the rear wall of the proposed rear extension.

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, therefor the proposal accord with policies SP1 and DM1 of the Core Strategy.

Residential Amenity

As the proposed side extension is two storey with a rear projection of 4m, there is likely to be a degree of overshadowing on neighbouring properties as there would be with most extensions. However, given the 4000mm set away to the shared boundary with the adjoining property and the 2200mm gap to the shared boundary with the neighbouring property and the orientation the impacts on light are considered to be acceptable in this instance.

To the front of the property, the proposed porch would feature a door on the front elevation and 1 window on each elevation. The side extension would feature 1 front window at ground floor and 1 window at first floor level. The side elevation would have no fenestrations on both ground and first floor, whilst the rear elevation would feature a new window and a glazed sliding triple door at ground floor, with a window on the first floor, the flat roof of the rear extension would also feature a sky light window.

It is not anticipated that the new glazed doors and windows would cause any privacy issues for the residents or neighbours, therefore the proposal would not lead to unacceptable levels of overlooking. The first floor rear window would be placed in the centre of the rear elevation, it would be 18.1m from the boundary to the rear, this spacing from the boundaries is considered acceptable and it is not believed the first floor windows would have a significant impact on the residential amenity of neighbouring residents.

The proposed garden room would be sited in the rear corner of the garden, with a single pitched roof that slopes down from the front to the rear. The roof would have a height of 2880mm at the boundary and would only have fenestrations on the front elevation facing applicants garden, the side and rear elevations would remain blank. Given this, and the existing precedent for outbuildings and detached garages in this locale (boundary treatment under permitted development permissible up to a height of 2m without the benefit of consent), it is not anticipated the proposed garden room would have an undue impact on the residential amenity of any neighbouring resident.

While the proposed garden room is expected to result in the loss of some vegetation at the rear of the applicant's property, it is not considered reasonable to impose a condition requiring its retention. This is because it is generally accepted that householder developments often lead to some degree of vegetation loss, and property owners retain the right to remove vegetation within their own boundaries irrespective of any planning application. Consideration was given to the imposition of a condition relating to the protection of breeding birds, however, this was considered to be onerous as this replicated control under other legislation.

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. The roof of the two-storey element would be hipped and lower than the main roof, to ensure the extension reads as subservient, this is aided by a large set back from the main front elevation of 3350mm. The single storey element would feature a flat roof in order to reduce the potential of overshadowing on the adjoining property.

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 St Werburgh's Road 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:

- Drawing – Proposed plans (main house) – Ref: 2025/101 C – Received: 15 May 2025.
- Drawing – Proposed plans (garden room) – Ref: 2025/103 A – Received: 10 February 2025.

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

219 Platt Lane, Manchester, M14 7EA
3 Winsford Road, Manchester, M14 7HG
3 Gatley Avenue, Manchester, M14 7HE
215 Platt Lane, Manchester, M14 7EA
1 Winsford Road, Manchester, M14 7HG
1 Gatley Avenue, Manchester, M14 7HE
5 Gatley Avenue, Manchester, M14 7HE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA