

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142178/FH/2025

Date registered valid: 4 March 2025

Proposal: Erection of single storey rear extension to form additional living accommodation and raised deck.

Address: 57 Bamford Road, Manchester, M20 2QP

Ward(s): Didsbury West Ward

Applicant: Mr J McAndrew

Agent (if any): Mr Simon Miles, S R Miles Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 7 March 2025 Expired: 28 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part-two / part-three storey end-terraced dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white timber-framed windows, including a two-storey angular bay to the front, a front porch canopy, a brick driveway (with no front boundary treatment), a part-two / part-three storey rear outrigger, and a modest rear yard / garden.







Description of area

Bamford Road is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Marie Louise Gardens, the river Mersey, and Fletcher Moss Botanical Gardens. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to form additional living accommodation and raised decking area.

Planning history

066864/LE/SOUTH2/02 - CERTIFICATE OF LAWFUL USE for house in multiple occupation incorporating six bedrooms – Approved (25.02.2003).

066920/FO/SOUTH2/02 - Erection of ground and second floor rear extensions to form additional living accommodation – Approved (07.03.2003).

126338/FH/2020 - Erection of a single storey rear extension to form additional living accommodation with raised terrace and steps to rear – Approved (21.04.2020).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

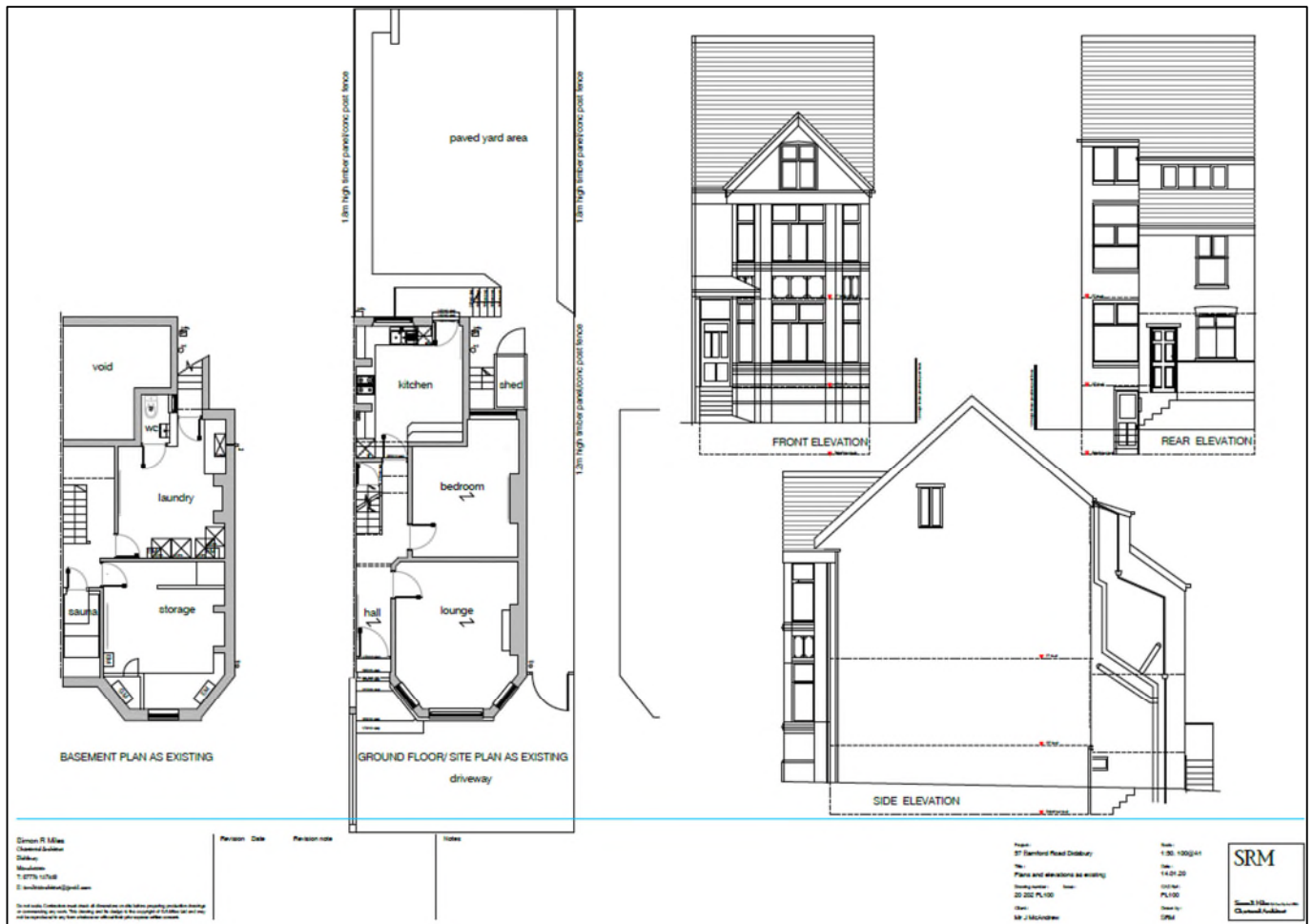
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy H11 – Houses in Multiple Occupation

The National Planning Policy Framework (NPPF, 2024)

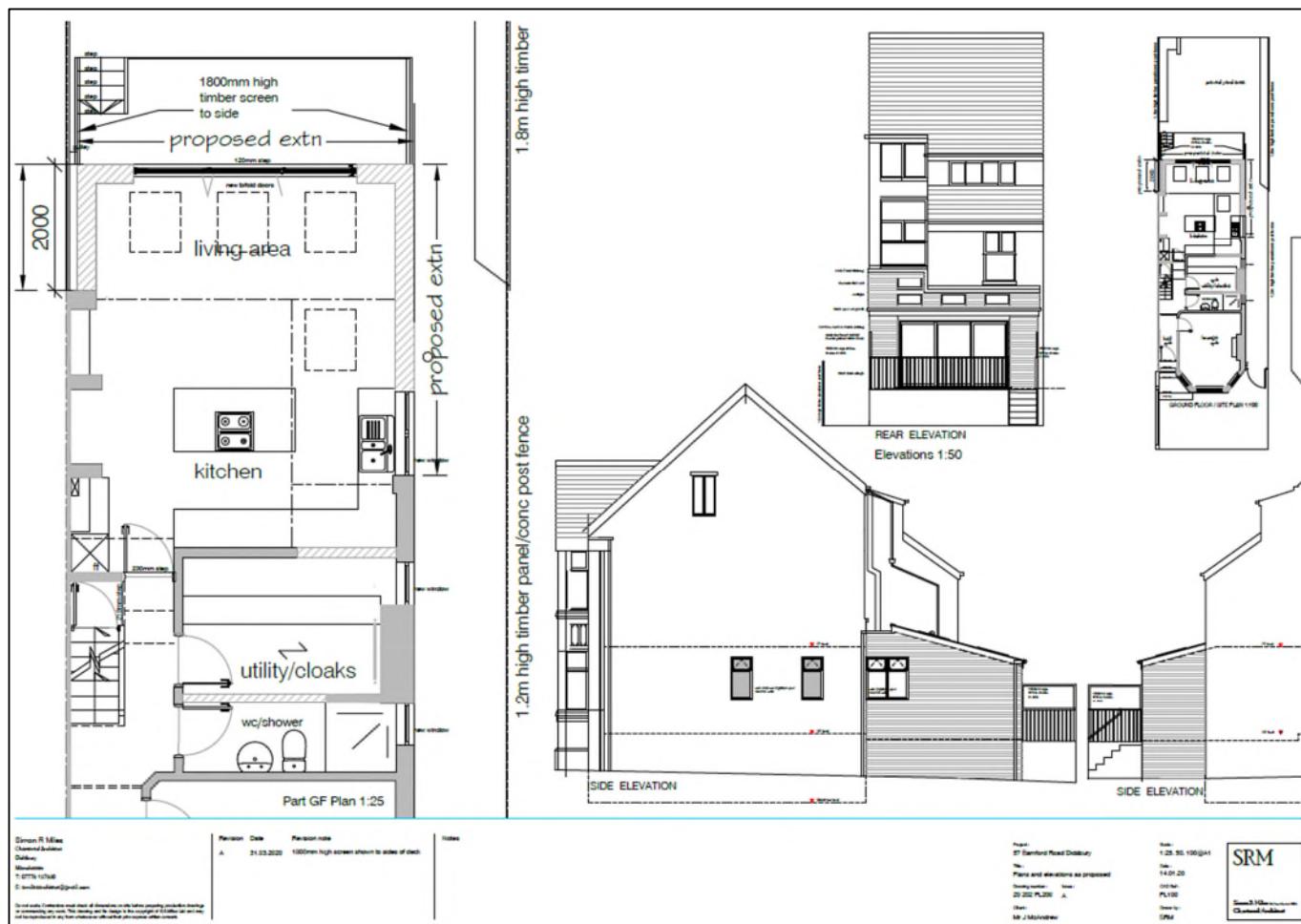
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted existing plans and elevations



Submitted proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension together with a raised decking area to provide additional and improved living accommodation for a dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, adjoining the existing outrigger, facing southwest. It would project a further 2m rearwards from the property, with a length/depth of 4.957m, a width of 5.351m, a pitched roof height of 4.799m, and an eaves height of 3.744m. It would be sited just off the boundary shared

with No.55 Bamford Road and would maintain a gap of 1.513m to the boundary shared with No.59 Bamford Road.

The raised decking area would also be sited at the rear of the property, adjoining the proposed extension. It would measure to 1.709m in length/depth, 5.351m in width, and 1.314m in height with privacy screens measuring to 1.8m in height (from the finished floor level of the decking) running along its southeastern and northwestern edges.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would be in-keeping with the scale and massing of existing extensions in the area (e.g., neighbouring property of No.59 Bamford Road), would maintain adequate gaps to the plot's shared boundaries, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork to match the existing dwellinghouse with grey concrete roof tiles, white uPVC windows and white aluminium-framed doors. The submitted plans indicate that the extension would feature a blank southeastern side elevation, a set of bi-folding doors to the rear, 1no. window to its northwestern side elevation (conditioned to be obscurely glazed), and 4no. skylights to its rear-facing roof slope.

The raised decking area would be a simple construction featuring 1.8m-high timber privacy screens to its sides in addition to black steel railings.

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 this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene or public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension(s) therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the rear extension would be single storey, with dimensions similar to existing extensions in the area, and with adequate gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Given that the raised decking area represents a relatively minor addition to the property and would feature 1.8m-high privacy screens running the entire length of the decking along both its edges, it is considered that it should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

HMO use – Lawful Development Certificate 066864/LE/SOUTH2/02 indicates that the property has a history of being used as a House in Multiple Occupation (Class C4). It is unclear as to whether the HMO use persists at the property, however, given that the submitted plans indicate that the extension would not result in an increase in bedrooms at the property, instead providing an enlarged kitchen and living area, the proposal is considered acceptable as it should not result in an intensification of use or activity or additional comings and goings, pursuant to policy H11 of the Manchester Core Strategy.

Other matters – the proposal also includes the installation of 2no. ground floor windows in the northwestern side elevation of the host dwellinghouse, facing No.59 Bamford Road. These have been conditioned to be obscurely glazed, in the interests of residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13782389', stamped as received by the City Council as Local Planning Authority on the 4th March 2025.

'Plans and Elevations as Proposed', numbered '20 202 PL200 REV A', stamped as received by the City Council as Local Planning Authority on the 17th February 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 and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork to match the existing dwellinghouse.

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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed ground floor windows in the northwestern side elevation facing No.59 Bamford Road 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.

5) The privacy screens as detailed within the approved plans labelled 'Plans and Elevations as Proposed', numbered '20 202 PL200 REV A', stamped as received by the City Council as Local Planning Authority on the 17th February 2025, shall be installed prior to the first use of the development and shall be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

32 Bamford Road, Manchester, M20 2GW
55 Bamford Road, Manchester, M20 2QP
34 Bamford Road, Manchester, M20 2GW
38 Bamford Road, Manchester, M20 2GW
36 Bamford Road, Manchester, M20 2GW
17 Spath Road, Manchester, M20 2QT
15 Spath Road, Manchester, M20 2QT
59 Bamford Road, Manchester, M20 2QP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA