

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141626/FH/2024
Date registered valid: 5 March 2025
Proposal: Erection of a single storey side and rear extension.
Address: 10 Lynton Drive, Manchester, M19 2LQ
Ward(s): Burnage Ward

Applicant: Fiaz
Agent (if any): Mr Karim
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2025

Standard consultations:

Printed: 7 March 2025 Expired: 28 March 2025

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: No

Tree Preservation Order: No

The application site relates to 10 Lynton Drive within the north Manchester ward of Burnage. The application site relates to a semi-detached, two storey dwellinghouse characterised by red brick and elements of white render to the first floor. Amenity space consists of soft landscaping and grassed area to the front, driveway extending down the side of the property and a grassed garden to the rear. At the time of the site visit, parts of the boundary treatment separating the site to the non-adjointing neighbour had been removed. The property benefits from a small rear single outrigger, and a small front porch.

Description of area

The immediate area is residential in context.

Description of development

The application seeks consent for the erection of a single storey side and rear extension.

The proposal would create a wrap round extension. The side extension would extend up to the boundary with approximate dimensions of Height: 2.8 x Length: 8 x Width: 2.8 metres. The rear extension would have approximate dimensions of Height: 3.7 x Length: 4 x Width: 9 metres. The proposal would create additional living space and would involve the insertion of 1 window

within the front elevation and a set of sliding doors within the rear elevation. The proposal would have a hipped roof.

Materials to be used would match those within the host property.

Negotiations during the Course of the Application

During the course of the application, concern was raised with the window to be inserted within the side extension that would be sited against the boundary with the non-adjointing neighbour.

Concern was raised as to the loss of light to the detriment of the adjoining neighbouring property when utilising their rear garden, from the proposed rear extension. As such, the roof form of the rear extension was amended to a hipped roof to mitigate harm.

During the course of the application, the agent confirmed materials to be used would match those within the host property.

The agent confirmed bin store details would be provided after any approval granted and the applicant was happy for details to be secured via condition.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

No local representatives were received during the course of the application.

Flood Risk Management

The LLFA were consulted on the application and requested the following be attached to any approval granted:

Condition 1: No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).
- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Reason: To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Informative:

Culvert:

MCC records highlight that the underground Willow Brook is located within close proximity to the site (approximately 42 m to the South 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>.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

- i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side and rear extension. This is considered acceptable in principle as many people prefer to alter and adapt 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. The revised scheme submitted is considered to mitigate concerns expressed in relation to residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The adjoining neighbour to the applicant site, no.12 Lynton Drive sits due north of the applicant site. As existing, this neighbour benefits from a single storey rear extension sited up to the shared boundary. As a result of the proposal, the neighbour would feel 2 metres of additional built form given the neighbour's existing extension. Given the proposed roof form would be hipped and the extension would be single storey, it is not considered that this extension would create an overbearing feature to the neighbouring property. Concern was raised that due to the orientation of the properties in the streetscene, the extension could have resulted in loss of light to the detriment of the neighbour, given the applicant sits due south. As the roof form was changed from a gable to hipped, this amendment is considered acceptable to overcome such loss of light implications, given the proposed projection of the extension. No adverse privacy implications would occur for this neighbour.

The non-adjoining neighbour, no.12, would feel both the rear and side extension against the shared boundary. This neighbour benefits from a single storey outrigger and a garage. Although it is noted that much of the neighbour's shared boundary which is currently open would feel the 4 metre extension, given it would only be single storey and given it would not impact the neighbour's ability to utilise their rear patio, it is not considered to be overbearing. Due to the orientation of the properties, no loss of light implications are considered to be significant for this neighbour, especially for the proposed side extension where the access to light for the neighbour's gable windows is blocked by the existing relationship of the properties.

A window was proposed to be inserted in the side elevation of the side extension. However, this would have resulted in a poor design feature against the shared boundary and would have hindered the neighbour's future ability to develop a side extension up to the common boundary. As such, a revised scheme was received which removed such window. Therefore, with the removal of such window and the positioning of other fenestration across the proposal, the extension would not give rise to adverse privacy implications to the detriment of neighbouring property no.8 Lynton Drive.

The side extension would be visible from the streetscene. The proposal would have a lean to roof and would be considered a small addition so not to give rise to adverse visual amenity implications to the detriment of neighbouring properties.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. A condition would also be attached to any approval granted to

ensure no windows or doors are inserted beyond those approved by this consent. This would ensure there would be no windows inserted in the direction of the non-adjoining property which would give rise to any privacy implications. The amended roof form is considered to overcome any adverse harm to the adjoining neighbour in relation to loss of light.

Design and Appearance

The side extension would be single storey and is considered to be a small addition to the property. It is noted that single storey side extensions (without a wrap round element) can be considered permitted development and so in this context, the proposal is considered acceptable in design, pursuant to policy DC1 of the UDP.

The rear extension would have a projection of 4 metres. It is acknowledged that this exceeds the maximum rearward projection specified within policy DC1.3 of the UDP (3.65 metres). However, given the Larger Homes Extension route allowing extensions larger in size, the extension is single storey and given the spacious nature of the rear garden, the 4 metre projection is considered to be adequately accommodated, given amendments made to the design to overcome adverse amenity implications. As such, the proposal is considered acceptable in size and form, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

A condition would be attached to any approval granted for materials to match the host property. With the inclusion of such condition, the proposal is considered to be sympathetic to the host property, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Whilst the driveway along the side of the applicant site would be lost, there is still adequate space for a car to be parked off street in front of the proposed side extension. Given one car can be accommodated off site, it does not give rise to the build-up of on street parking.

Bin Storage

Space for 4 bins is shown on the proposed ground floor plan. However, this does not appear to be a secure bin store. The agent was asked to provide details during the course of the application, however the agent asked for this information to be dealt via securement of a condition. A condition to this effect would be attached to any approval granted.

Flood Risk Management

Flood Risk Management were consulted on the application as the site sits within Flood Zone 2. The LLFA requested an FRA condition be attached to any approval granted, as well as an informative about a culvert. The FRA pre-commencement condition was sent to the agent for review on 27 March 2025. No response from the agent was received.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and an acceptable revised scheme was supplied in a timely manner. Appropriate conditions have been attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 29 November 2024.

-Drawing- Proposed- GF Plan, stamped as received by the City Council as Local Planning Authority on 17 April 2025.

-Drawing- Proposed- Elevations- REV 1, stamped as received by the City Council as Local Planning Authority on 17 April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the details shown within 'Drawing- Proposed- GF Plan', stamped as received by the City Council as Local Planning Authority on 17 April 2025, prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority.

Reason- To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Informatives

1) The Flood Risk Assessment should include the following:
-Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).
-If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

2) Culvert:

MCC records highlight that the underground Willow Brook is located within close proximity to the site (approximately 42 m to the South 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>.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

7 Lynton Drive, Manchester, M19 2LQ
30 Connaught Avenue, Manchester, M19 2NN
9 Lynton Drive, Manchester, M19 2LQ
12 Lynton Drive, Manchester, M19 2LQ
11 Lynton Drive, Manchester, M19 2LQ
8 Lynton Drive, Manchester, M19 2LQ

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA