

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142157/FH/2025

Date registered valid: 7 March 2025

Proposal: Erection of a single storey side and rear extension following demolition of existing single storey rear extension.

Address: 34 Tanfield Road, Manchester, M20 5GF

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Thornberry

Agent (if any): Mr Anil Mistry

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

Recommendation: Approve

Date of recommendation: 29 April 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 March 2025

Standard consultations: Printed: 12 March 2025 Expired: 2 April 2025

Neighbour notifications Printed: 12 March 2025 Expired: 2 April 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 relates to a two-storey semidetached dwelling house on Tanfield Road. The property features and existing single storey rear outrigger extension and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Didsbury East ward of Manchester. The site is within Flood Zone 2 and within the buffer zone for the historic Parrs Wood Road landfill site.

Description of development

Erection of a single storey side and rear extension following demolition of existing single storey rear extension.

Single storey side extension

The proposed single storey side extension projects 2200mm from the existing side elevation (leaving a 200mm gap to the shared boundary) and runs 12810mm from a 1310mm projection to the principal elevation to meet the rear elevation of the proposed single storey extension. The forward projecting part of the side extension meets a new porch extension which spans 4335mm across the front. The proposed side extension is finished with matching brick, sloping tile roof and windows to the side.

Single storey rear extension

The proposed single storey rear extension projects 4320mm from the existing rear elevation and spans 4714mm from the proposed side extension across the rear to leave a 2700mm gap to the attached boundary. The proposed rear extension integrates with the side extension to form a wraparound extension and is finished in matching brick and gable end tile roof with glazing to the rear.

PLANNING HISTORY

There is planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application as the site is in a historic landfill buffer zone but had no objections.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application as the application is in Flood Zone 2 and following the applicant sending Environment Agency Flood Risk data Flood Risk had no objection to the proposed development.

NOTIFICATIONS

Local Residents

No representations received.

NEGOTIATIONS

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

Side windows - as the side elevation of the proposed side extension sits on the boundary (~200mm) the side facing windows should be removed so as not prejudice any future development by the occupiers of the neighbouring property. Natural light can be gained through roof lights.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme removes the side facing windows and replaces them with rooflights.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minor change.

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 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy

- JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - 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
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment

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 being entirely at ground floor level.

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

It is noted that side and rear extensions can often be built under permitted development rights with planning permission required for 'wraparound' connecting extensions.

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

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The porch feature projects no more than the existing bay and therefore does not disrupt the character of the street.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No32 adjacent, for a similar wrap around extension and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

LIGHT/OVERBEARING IMPACT

Given the proposal is entirely at ground floor level and 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 adds a new porch however it 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 removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the bin store as denoted. A condition has been attached.

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

The proposal is within the 250m buffer zone for the historic Parrs Wood landfill site. Environmental Health had no comments/objections to make.

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 proposal is in Flood Zone 2. The applicant provided the required information (Minor Extension Flood Risk Assessment) and the LLFA has advised that the proposed development can be approved.

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 34 Tanfield Road involves the erection of a single-storey side and rear extension following the demolition of the existing rear extension. The design and materials of the new extension are in keeping with the existing property and the surrounding area. The development is not

expected to have a significant impact on the character of the street, the amenity of neighbouring properties, or the local environment. The proposal complies with relevant planning policies and guidelines, and no objections have been raised by consulted parties. Therefore, the recommendation is to approve the application.

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	13 Feb 2025		APPLICATION FORM
b.	Drawing - Location Plan	13 Feb 2025		SITE AND LOCATION PLAN
c.	Drawing - Existing	13 Feb 2025		PLANS AND ELEVATIONS
d.	Drawing - Proposed	13 Mar 2025	REV B	PLANS AND ELEVATIONS
e.	Drawing - Visuals	13 Mar 2025	REV A	3D DESIGNS
f.	Flood Risk Assessment or Drainage ASSESSMENT		07 Mar 2025	FLOOD RISK
g.	Flood Risk Assessment or Drainage FLOOD RISK PROFORMA		28 Apr 2025	MINOR EXTENSION
h.	Flood Risk Assessment or Drainage		28 Apr 2025	EA PRODUCT 4 DATA

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. Bin store

Notwithstanding the details on plan ref: proposed plans and elevations rev.B dated 13.03.2025, finalised detailed designs of a secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the extension hereby approved. The approved scheme shall be implemented prior to the first use of the extension , and thereafter retained and maintained, in perpetuity.

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

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Environmental Health

MCC Flood Risk Management

37 Riverton Road, Manchester, M20 5QH

31 Tanfield Road, Manchester, M20 5GE

29 Tanfield Road, Manchester, M20 5GE

35 Riverton Road, Manchester, M20 5QH

33 Riverton Road, Manchester, M20 5QH

36 Tanfield Road, Manchester, M20 5GF

32 Tanfield Road, Manchester, M20 5GF

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) -

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH AREA