

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142181/FH/2025
Date registered valid: 18 February 2025
Proposal: Erection of part single, part two storey side, two storey rear, single storey front extension and rear roof dormer to form additional living accommodation
Address: 4 Rigton Close, Manchester, M12 4WW
Ward(s): Longsight Ward

Applicant: Mr Farooq Ahmed
Agent (if any): Mr Hasnaat Saeed
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 15 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 February 2025 Expired: 19 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:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2 storey, pitched roof, detached dwellinghouse situated at the head of a short cul-de-sac within a modern housing estate in the Longsight ward of Manchester.





(Site visit, 24.03.2025)



The application site and the immediate neighbour no. 21 Tarrington Close appear as transposed, and thereby, the rear elevation of the application dwelling faces the front gardens and driveways of the neighbouring properties along the Tarrington Close elevation. The proposal site is therefore visually prominent from the Tarrington Close streetscene.

There are extensions in progress along the side and rear of application site. There is a record on the Council's Planning Register of planning permission having been granted for a part single, part two storey side and rear extension to form additional living accommodation, (reference number: 127112/FH/2020).

Along the rear garden is close to the common shared boundaries with no.2 Rigton Close and no.18 Collington Close is a significantly large red brick-built outbuilding which projects approximately 4.2 metres along the common boundary with no.2 Rigton Close.

Site History:

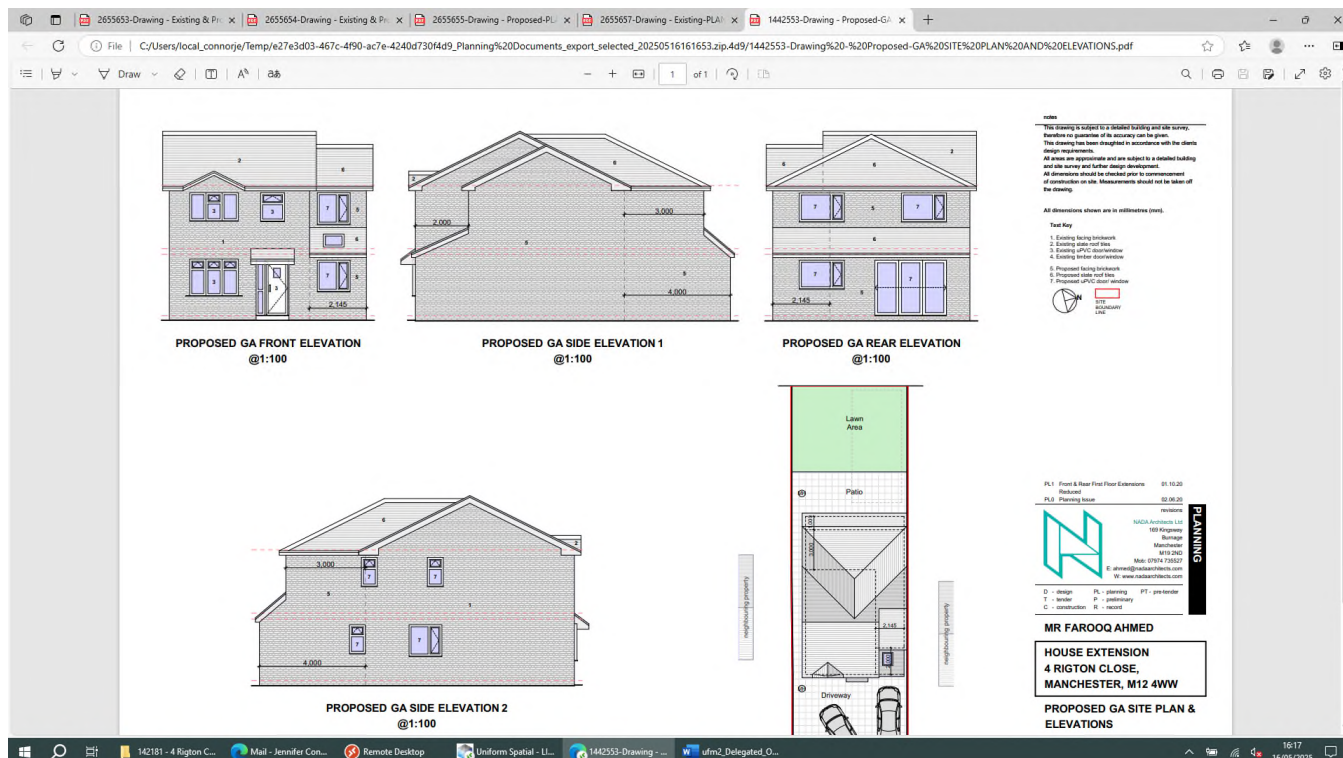
- No pre-application advice sought from the local planning authority in relation to this application.

- 127112/FH/2020 - Erection of part single, part two storey side and rear extension to form additional living accommodation, APPROVED 10.11.2020
- 020263 - Residential development, APPROVED
- F16458 - Erection of relocatable steel buildings to provide temporary office accommodation, APPROVED
- 018602 - Residential development, APPROVED
- 021446 - Erection of 5 non-illuminated developers hoardings and 9No. 8.5 metre flagpoles, APPROVED
- F/AD03426 - A) Erection of 4 developers notice boards on Hyde Road elevation of development site. B) Erection of 2 developers notice boards on Kirkmanshulme Lane elevation, APPROVED
- F15408 - Comprehensive development comprising residential development, 20.00 acres industrial/warehousing development, 16.80 acres and commercial leisure centre - 11.67 acres, including refurbishment of exhibition hall and laying out of roads and car parks, APPROVED
- 022294 - Residential development comprising 12 two-bedroom semi-detached bungalows ten two-bedroomed semi-detached houses and twenty-two three-bedroomed semi-detached houses including car parking and landscaping, APPROVED
- 023688 - Erection of 42 private garages to residential plots, AP[PROVED
- 024228 - Phase 2 of residential development comprising ten semi-detached houses, seventeen detached houses, seven detached bungalows and two semi-detached bungalows, APPROVED

Description of development

The submitted application relates to a proposed part single, part two storey side, two storey rear, single storey front extension and rear roof dormer to form additional living accommodation.

As mentioned above, there is historical record on the Council's Planning Register of consent having been granted for a part single, part two storey side and rear extension to form additional living accommodation, (reference number: 127112/FH/2020), and therefore, the principle of the submitted proposal has in-part been tested through a previous application.



(Plans of previously approved scheme)

Notwithstanding this factor, upon assessment of the submitted plans, concerns were raised with the planning agent in relation to the proposed cumulative massing impact of the proposed 4 metre first floor rearward projection together with the associated roof design, coupled with the proposed rear roof dormer and resultant adverse impact to the residential and visual amenity of the neighbouring occupiers on Tarrington Close. As the planning application could not be supported on the basis of the information available, it was requested that the agent confirmed how they wished to proceed, within specified timescales. As no further correspondence has been received from the planning agent, the application will be duly determined and recommended for refusal in this instance.

Consultations & Notification Responses

1. Local residents / Public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received by local residents.

POLICY

The following guidance, policy and legislation are considered to be relevant to the proposed development.

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

2. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places
- Chapter 8 - Promoting healthy and safe communities
- Chapter 2 - Achieving sustainable development

3. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-S1: Sustainable development
- JP-P1: Sustainable Places

4. Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012.

It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following Core Strategy policies are relevant to the proposed development:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

5. Saved Unitary Development Plan (UDP), (1995)

- Saved Policy DC1 for Residential Extensions.

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

- Chapter 2: Design

Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals.

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 and 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 of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. In this instance however, the principle of the proposal is considered unacceptable by virtue of the cumulative massing impact of the proposed 4 metre first floor rearward projection, together with the associated roof design, coupled with the proposed rear roof dormer and resultant adverse impact to the residential and visual amenity of the neighbouring occupiers on Tarrington Close, which means the application cannot be approved. It is therefore believed that there are factors of sufficient weight that would warrant the refusal of this application.

Residential and Visual Amenity

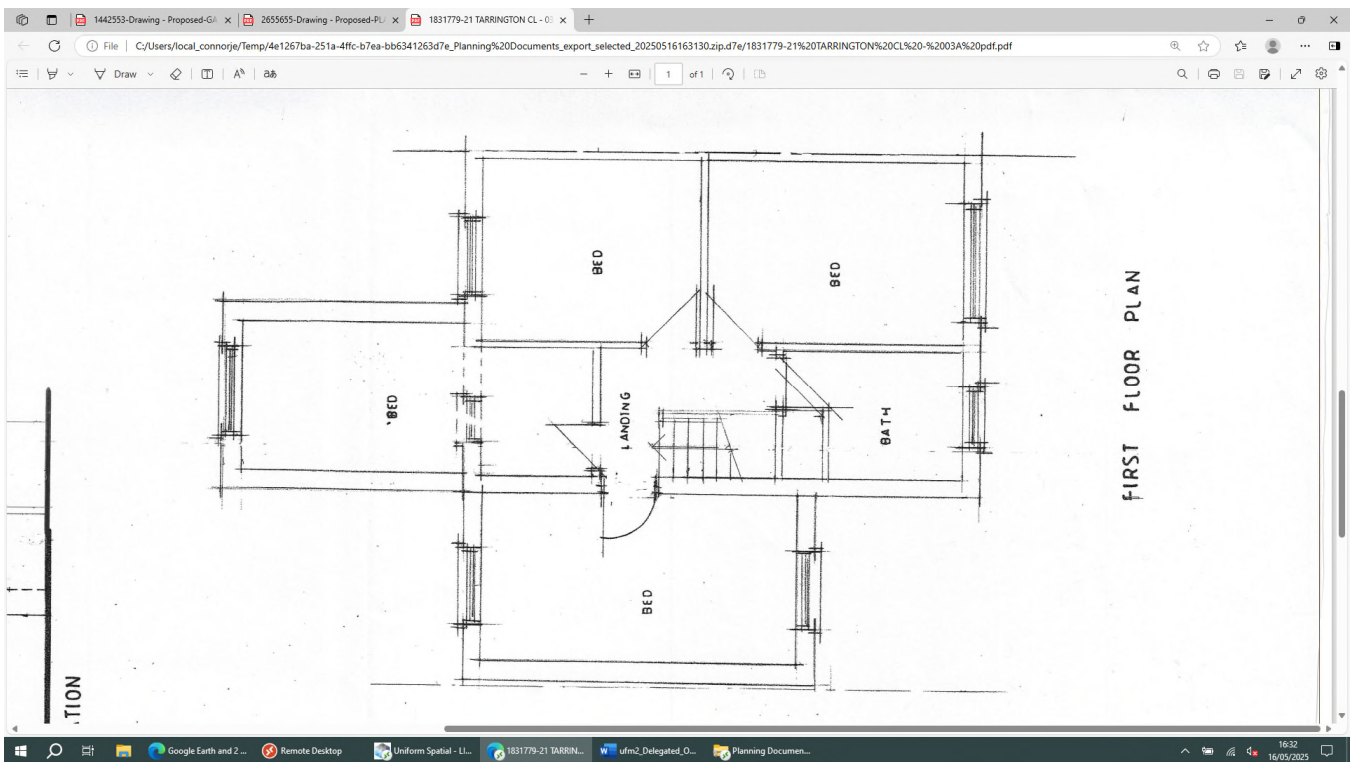
Having assessed the submitted plan, and on balance, the proposed extension is deemed to conflict with saved policy DC1 of the UDP, and policy DM1 of the Core Strategy as well as the general requirements set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Consideration has been given as to whether the scale, massing, design and appearance of the proposed extension is acceptable. In addition, consideration has been given to any impact the proposed extension may have on the residential and visual amenity of neighbouring occupiers.

A number of concerns relate to the scheme. As previously stated, the application site and the immediate neighbour no. 21 Tarrington Close appear as transposed, and thereby, the rear

elevation of the application dwelling faces the front gardens and driveways of the neighbouring properties along the Tarrington Close elevation. The proposal would therefore be visually prominent from the Tarrington Close street scene.

The proposed first floor 4 metre reward projection would extend beyond the front building line of no. 21 Tarrington Close; thereby the resultant scale and mass of built form, coming forward of and projecting forward of the first floor habitable room window and along the side boundary would be unduly visually intrusive and overbearing for the current and future occupiers of the neighbouring property and is therefore contrary to policies DM1 and SP1 of the Core Strategy and saved UDP policy DC. It projects a further metre than the previously approved scheme which had a set back at first floor from the ground floor projection.



Plans of neighbouring property at 21 Tarrington Close showing the affected window to the two storey side extension at the bottom of the plan to the right hand side

The resultant overbearing dominance along the rear elevation is further exacerbated by the associated roof design, coupled with the proposed rear roof dormer, thereby creating an overly bulky and visually obtrusive feature, which is out of character with, and fails to contribute positively to the local area; and as such, the proposal is contrary to saved policy DC1 of the UDP for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy.

Moreover, in design terms, it is considered that the submitted plan does not sufficiently demonstrate a subservient extension to the host dwelling; particularly, in terms of outlook from the Tarrington Close elevation. This is further exacerbated by the proposed roof design, coupled with the rear roof dormer, thereby creating an overbearing extension that is not subservient to the host dwelling.

The part single, part two storey extension would be ostensibly the same as the previously approved scheme, albeit that it sits behind a deeper single storey front extension that would span the width of the front of the house (whilst maintaining car parking to the frontage). However, there would be two opening windows to a ground floor shower room and first floor bathroom to the gable on the shared boundary with No. 2 Rigton Close. This would impact on the ability of the neighbour to bring forward development of their site forward for development in the future.

DC1.4 states that in considering proposals for 2-storey side extensions... the Council will seek to ensure that: a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned.

To the gable facing 21 Tarrington Close there would be a gap, the scheme as approved had a ground floor shower and dining room gaining light from this gap light coming through from the front window to the living room into the dining room as well. At first floor there was a bathroom and en suite window. The scheme as now proposed would have a bedroom window at first floor facing a gabled wall in close proximity with this window providing the only source of light. This in itself does not form a reason for refusal.

It is therefore considered that the overall character of the surrounding area would be harmed; and therefore, contrary to saved UDP policy DC1, and policies DM1, SP1, and EN1 of the Core Strategy; and the guidance set out in the Guide to Development in Manchester Supplementary Planning Document.

For the reasons outlined, the proposed development is considered contrary to saved UDP policy DC1.1 a), DC 1.1 b), DC1.1 c), DC1.1 d); DC1.2 a), DC1.2 b), DC1.2 c); policy DM1, SP1, EN1 of the Core Strategy; and the guidance set out in policy JP-P1: Sustainable Places of Places for Everyone Joint Development Plan Document; and the Guide to Development in Manchester Supplementary Planning Document.

Conclusion

In this instance, it is considered that the submitted plan does not sufficiently accord with the principles of the policy documents outlined above. Although the proposed development would allow the adaptation of the existing house to meet changing residential needs, on balance, proposal is considered unacceptable by virtue of the cumulative massing impact of the proposed 4 metre first floor rearward projection, together with the associated roof design, coupled with the proposed rear roof dormer and resultant adverse impact to the residential and visual amenity of the neighbouring occupiers along Tarrington Close and to the residential amenity of No.21 Tarrington Close, which means the application cannot be approved as it conflicts with The National Planning Policy Framework (2021) chapter 12; policy DM1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); policy JP-P1: Sustainable Places of Places for Everyone Joint Development Plan Document (2022 - 2039) and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and cannot be approved due to its confliction with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The proposal, therefore, cannot be supported by the Local Planning Authority.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns during the course of the planning application, but these concerns have not been overcome. The application will therefore duly be determined and recommended for refusal in this instance.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed extension, by reason of its cumulative massing impact, combined with the proposed 4 metre first floor rearward projection, together with the associated roof design, coupled with the proposed rear roof dormer would create an overly bulky and visually obtrusive feature, which fails to contribute positively to the residential and visual amenity of the neighbouring occupiers along Tarrington Close, and as such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policies EN1, SP1 and DM1 of the Core Strategy for Manchester.
- 2) The proposed development by reason of its siting, scale, appearance and proximity to the boundary with the adjoining property at No. 21 Tarrington Close would have an overbearing impact, creating an intrusive feature in the form of expanse of brickwork along the boundary to the detriment of the residential amenity to the occupiers of adjoining properties. The

proposal is therefore contrary to policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policies DC1 and the guidance within the National Planning Policy Framework.

- 3) The proposed windows to the shared boundary with No. 2 Rigton Close would be contrary to saved unitary development plan policy DC1, which states that the development potential of the gap between detached and semi-detached houses should be capable of being shared equally by the owners or occupiers of the two properties concerned, the windows would preclude that eventuality.

Appendix 1 – List of consultees & neighbours notified

18 Collington Close, Manchester, M12 4UJ
22 Tarrington Close, Manchester, M12 4TB
14 Collington Close, Manchester, M12 4UJ
16 Collington Close, Manchester, M12 4UJ
24 Tarrington Close, Manchester, M12 4TB
9 Rigton Close, Manchester, M12 4WW
7 Rigton Close, Manchester, M12 4WW
2 Rigton Close, Manchester, M12 4WW
23 Tarrington Close, Manchester, M12 4TB
21 Tarrington Close, Manchester, M12 4TB
19 Tarrington Close, Manchester, M12 4TB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA