

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142047/FH/2025
Date registered valid: 13 February 2025
Proposal: Erection of single storey front and side extension and installation of single storey outbuilding
Address: 387 Wilbraham Road, Manchester, M21 0UT
Ward(s): Chorlton Park Ward

Applicant: Dr Zafar Naqui
Agent (if any): Mr Hassan Naqvi Alphan Planning & Design Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8th 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: 20 February 2025 Expired: 13 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 site/building relates to a two storey detached property in the Chorlton Park ward area of Manchester. The property features a single storey front and side extension. Decorative paving forms the front hardstanding which provides off road car parking with access along one side of the property and garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

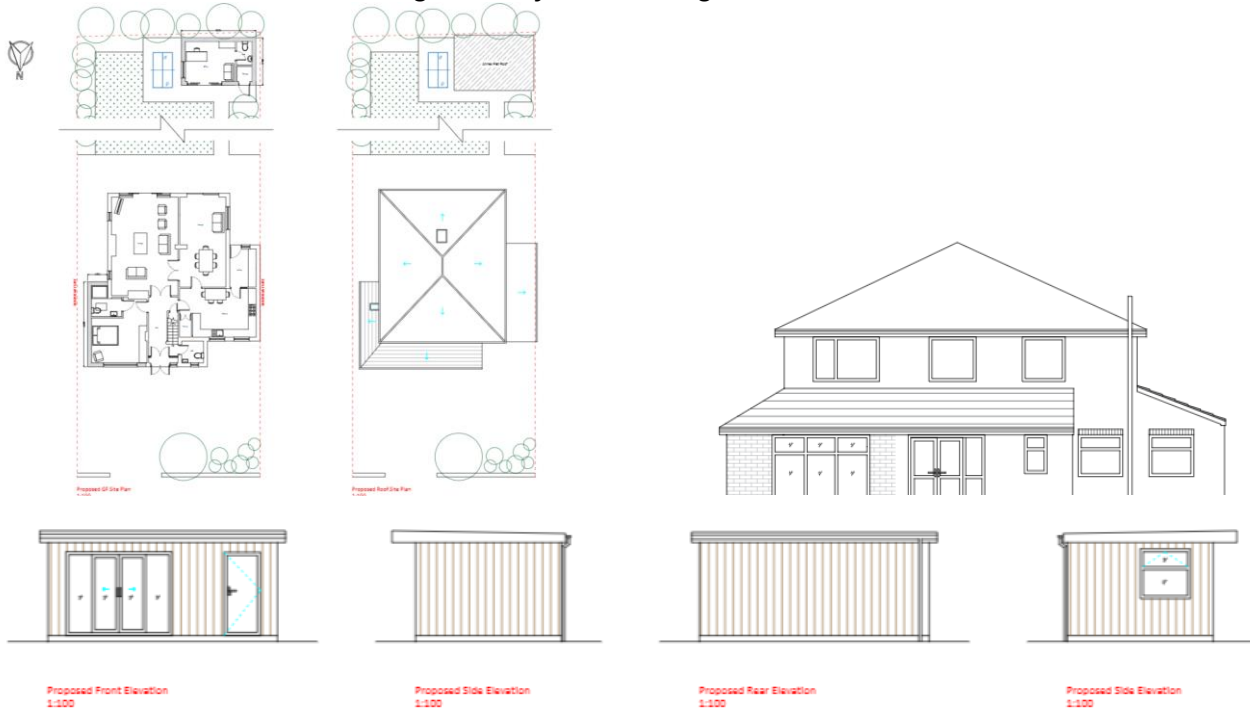
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature. Wilbraham Road is a major aerial route and comprises of a mixture of architectural styles. Many detached and semi detached properties along Wilbraham Road have been significantly extended. Some larger properties are of a bespoke design with considerable architectural merit. Due to the modifications of the properties along this part of Wilbraham Road there is no characterised architectural format.

Description of development

The applicant is seeking planning permission for the erection of single storey front and side extension and installation of single storey outbuilding.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management

- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

The proposal has been assessed against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 387 Wilbraham Road

F06892 - Recv: 10.06.1977 - Application Approved - 05.08.1977 Extension to form a car port side of dwellinghouse and conversion of integral garage into a living room.

035788 - Recv: 04.12.1989 - Application Approved - 30.01.1990 Single storey extension at front to form WC off lobby, single storey kitchen/utility room extension at the side and a 2 storey rear extension to form an enlarged lounge, dining room and 2 additional bedrooms above.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey front and side extension and installation of single storey outbuilding.

The extension would be in line with existing front projection, extending towards the side measuring 1.550m, extending rearwards to a length of 6.600m retaining a gap to the shared boundary with no. 385 Wilbraham road measuring 820mm. The roof would be hipped with the inclusion of a roof light. Window arrangement is set to remain the same.

The extension would be designed to blend in with the existing front projection and would be small in its projection to the side providing an enlarged internal space to accommodate a ground floor bedroom. It is considered that given the proposal is single storey with a small projection both to the side and rear which meets with DC1 policy, it is not anticipated that the introduction of a single storey extension in this location would provide a significant impact to the occupiers of properties either side.

The footprint is not considered to create a bulky or disproportionate scale addition to the property and although would be visible from the public highway, featured within the street scene, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Outbuilding

The applicant proposes a single storey detached outbuilding following demolition of an existing outbuilding which would be located in the rear garden measuring 3.70m in depth x 5.850m in width to a total height of 2.8m approximately with a flat roof. Windows are proposed on the side elevation facing the adjacent garden of property no. 389 Wilbraham Road and sliding doors and a store door facing into the rear garden of the host dwelling.

Given the gap retained to the shared boundary with the adjacent property, together with the existing boundary treatment, it is not anticipated that there would be any significant overlooking or loss of privacy given by the window on the side elevation of the outbuilding. The building would be clad in a western red cedar cladding finish with single ply membrane roof and grey aluminium windows and doors. The use of wooden timber finish to the external walls would give the visual appearance of a garden building and is considered acceptable in this context.

The outbuilding is for use as an office ancillary to the host dwelling and to ensure this remains, a condition has been attached. The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site. Furthermore, there have been no objections to this proposal. It is not anticipated that the proposal would provide a detrimental impact upon the occupiers of adjoining or surrounding properties.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an outbuilding to the rear of the property.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

In context to the existing rear garden, the outbuilding is acceptable. The scale and massing of the outbuilding is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The structure would not present an unusual feature in the immediate area and is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching bricks and tiles on the extension as specified in the application form together with western red cedar cladding and single ply membrane for the roof on the outbuilding. The design and choice of materials are not considered to adversely impact upon residential amenity or the character of the area.

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.

Bins

Bins storage is not affected by this proposal as there is space retained to the shared boundary for the movement of refuse bins.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received on 3rd February 2025 numbered PP-387WLM21-P3 Proposed Floor Plans

Received on 3rd February 2025 numbered PP-387WLM21-P4 Existing and Proposed Elevations

Received on 3rd February 2025 numbered PP-387WLM21-P6 Proposed Site Plan

Received on 3rd February 2025 numbered PP-387WLM21-P7 Proposed Annex Plans

Received on 3rd February 2025 numbered PP-387WLM21-P8 Proposed Block Plans

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. The materials to be used for the external surfaces of the hereby permitted outbuilding shall match those as set out on approved drawing reference: PP-387WLM21-P7 Proposed Annex Plans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester.

4) The detached outbuilding hereby approved shall not be used as a separate dwelling and should only be used as ancillary to the main dwelling house at number 387 Wilbraham Road and shall not be used for any other purpose not connected to main dwelling.

Reason - To use the property for any other use or as a self-contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

300 Wilbraham Road, Manchester, M21 0UU
389 Wilbraham Road, Manchester, M21 0UT
244 Withington Road, Manchester, M21 0YB
298 Wilbraham Road, Manchester, M21 0UU
296 Wilbraham Road, Manchester, M21 0UU
385 Wilbraham Road, Manchester, M21 0UT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA