



PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141739/FH/2024

DATE REGISTERED VALID: 16 January 2025

PROPOSAL: Erection of a single storey front extension and erection of an outbuilding to the rear.

ADDRESS: 213 Wilbraham Road, Manchester, M14 7DT

WARD(S): Fallowfield Ward

APPLICANT: Mr Ammar Nima

AGENT (IF ANY): Mr Fadhil Faraj

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 24 Feb 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	06 February 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 29 January 2025 Expired: 19 February 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 is related to a semidetached dwelling house on Wilbraham Road. The property features a gable front outrigger feature with hardstanding to the front for off street parking and a garden to the rear with a detached garage.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Fallowfield ward of Manchester. The rear boundary borders St Kentigern's Primary School.

DESCRIPTION OF DEVELOPMENT

Erection of a single storey front extension and erection of an outbuilding to the rear.

SINGLE STOREY FRONT EXTENSION

The proposed single storey front extension projects 1335mm from the principal elevation to meet the front outrigger feature of the property and spans 3000mm to leave a 1225mm gap to the shared boundary. The extension is finished with a sloping tiled roof and glazing to the front.

OUTBUILDING TO THE REAR

The proposed single storey outbuilding would sit 600mm from the rear boundary and would measure 5500 x 9500mm. The outbuilding would be finished in brick to match with a gable end roof with an eave's height of 2350mm and a ridge height of 3900mm. The outbuilding would feature glazing to the side and front and is denoted as an office space for incidental use of the main dwellinghouse.

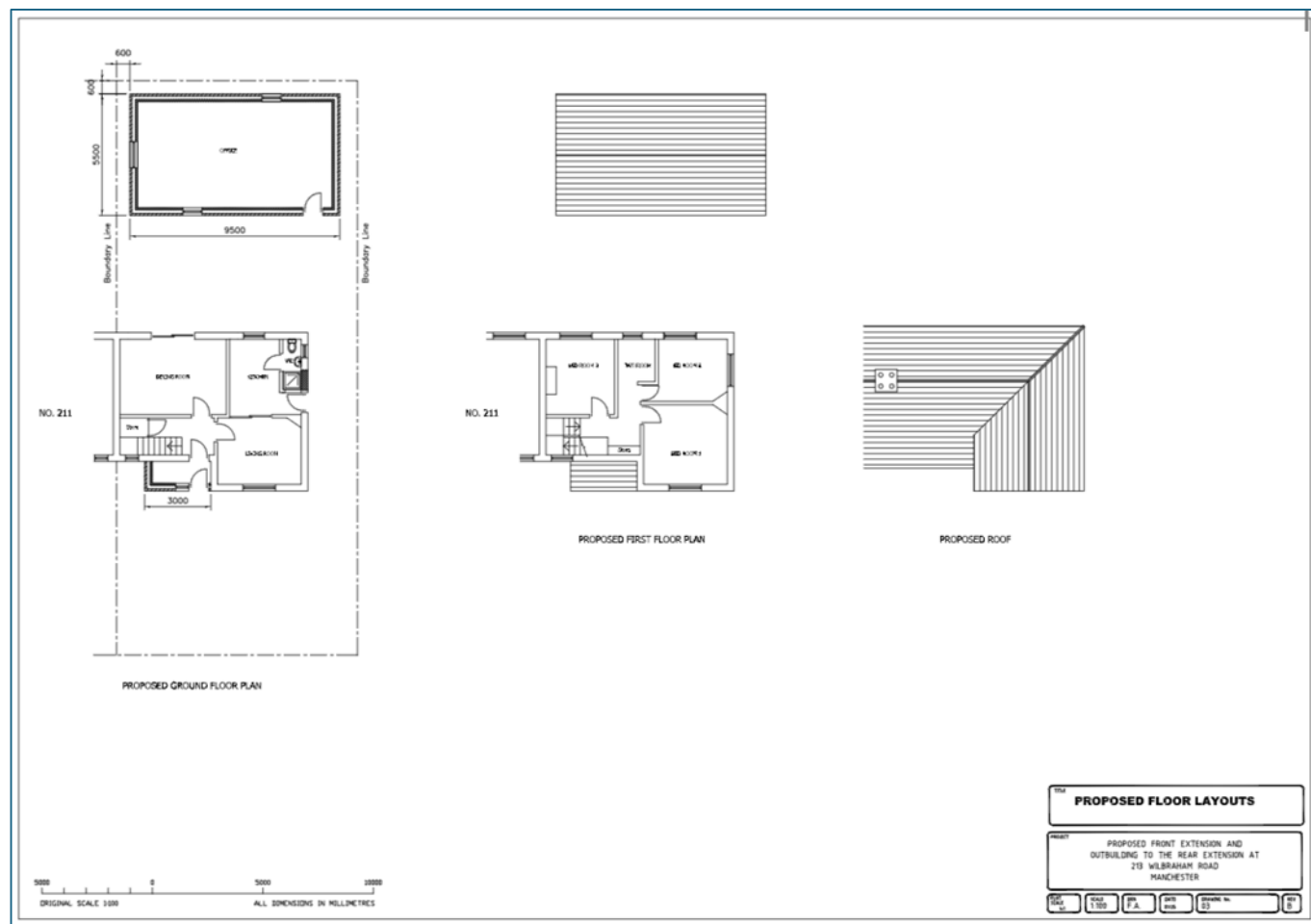


Figure 2. Proposed floor plans

PLANNING HISTORY

140566/FH/2024

Description: Erection of a part single, part two storey rear extension and erection of an outbuilding to the rear

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

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
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - 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

PRINCIPLE

The City Council recognises many people prefer to extend and develop their existing homes rather than move. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new additions are designed to match the style and features of the current building. This includes the windows fenestrations and the use of matching brick and tile.

Both the front extension and outbuilding are designed to be subservient to the original dwelling house being entirely at ground level and of a matching design and materials

The proposed outbuilding is within the rear garden and is noted as an office space for incidental use to the main dwelling. This has been conditioned.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The front extension can be seen from the street however its size, massing and materials minimise any harm to the street scene not projecting beyond the front gable feature and being entirely at ground level with matching materials.

The rear outbuilding is like existing outbuildings and rear garages in the area. The eaves height is below the permitted development height with the ridge height above. With the gaps to the boundary the height of the ridge would not create a massing harm. It is noted a flat roof outbuilding was approved previously with a similar footprint.

The proposal is similar in size, scale, design and materiality to others nearby, notably rear extensions at no 207 and no 221. Therefore, it can fit on the property site and won't disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

On the front extension there are only front facing windows which is like the existing on this principal elevation so has no undue harm. The outbuilding has large doors facing back into the garden and rear of the property as would be expected but also features a side window. Due to the location and to minimise overlooking the side window is required to be obscured glazed.

LIGHT

As both front extension and rear outbuilding are at ground floor level the impact to local light is negligible with the rear of these properties being south facing and getting a considerable amount of sunlight.

NOISE

The new outbuilding is not expected to generate additional noise beyond what is reasonably expected of a residential dwelling. The building is noted as an office for incidental use of the main dwelling, and this has been conditioned.

ACCESSIBILITY

The proposal adds a porch feature to the building but does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds internal floorspace with minimal effect to the outdoor area maintaining a good amount of external amenity space.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

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

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development. The proposal would minimally affect green infrastructure and would balance new development with existing green space.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment using existing drainage on site.

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 213 Wilbraham Road, Manchester, involves the erection of a single-storey front extension and an outbuilding to the rear. The design and materials of the new additions are in keeping with the existing property and the surrounding area. The front extension and outbuilding are both considered to have minimal impact on the street scene and neighbouring properties. The proposal adheres to relevant policies and guidelines, ensuring that it does not adversely affect the character of the area or the amenity of neighbouring residents. Therefore, the proposal is acceptable, subject to the specified conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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	16 Jan 2025		APPLICATION FORM
b.	Drawing - Location Plan	13 Dec 2024		THE LOCATION PLAN
c.	Drawing - Existing	16 Jan 2025	01 B	FLOOR PLANS
d.	Drawing - Existing	16 Jan 2025	02 B	ELEVATIONS
e.	Drawing - Proposed	16 Jan 2025	03 B	FLOOR PLANS
f.	Drawing - Proposed	16 Jan 2025	04 C	ELEVATIONS
g.	Drawing - Site Plan	16 Jan 2025	05 B	EXISTING AND PROPOSED
h.	Drawing - Proposed	16 Jan 2025	06 B	OUTBUILDING ELEVATIONS

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. ANCILLARY LIVING ACCOMMODATION

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5. OBSCURED GLAZING

Before first occupation the windows in the side elevation shall of the approved outbuilding will 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

136 Wilbraham Road, Manchester, M14 7DU

132 Wilbraham Road, Manchester, M14 7DU

215 Wilbraham Road, Manchester, M14 7DT

St Kentigerns RC Primary School, Bethnall Drive, Manchester, M14 7ED

211 Wilbraham Road, Manchester, M14 7DT

Caretakers Bungalow, St Kentigerns Roman Catholic Primary School, Bethnall Drive, Manchester, M14 7ED

134 Wilbraham Road, Manchester, M14 7DU

130 Wilbraham Road, Manchester, M14 7DU

128 Wilbraham Road, Manchester, M14 7DU

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