

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142140/FH/2025
Date registered valid: 12 February 2025
Proposal: Erection of single storey side and rear extension with raised patio area.
Address: 4 Clothorn Road, Manchester, M20 6BQ
Ward(s): Didsbury East Ward

Applicant: Junxia Lin
Agent (if any): Mr Phil Ryan Cube Design Solutions
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 February 2025 Expired: 11 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a large detached C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof. The property features white timber-framed windows, including a two-storey bay with a gable end roof form to the front, a front porch canopy, a front garden and brick driveway bordered by a mid-level redbrick wall and traditional gateposts, a ground floor projecting box window to the rear and a glazed conservatory extension, with a spacious rear garden.









Description of area

Clothorn Road is a residential street situated within the Didsbury East ward of Manchester, close to Didsbury district centre, Fog Lane Park, and Didsbury Medical Centre. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Planning history

123587/FH/2019 - Erection of single-storey side and rear extension and installation of dormers and balcony to rear, and 2no. rooflights to front – Approved (19.07.2019).

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension together with a raised patio area to provide improved living accommodation. The existing detached garage to the side of the property would be removed to facilitate the proposed development.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



western boundary shared with No.2 Clothorn Road and a gap of 1.428m would be maintained to plot's eastern boundary shared with No.6 Clothorn Road. A rear amenity space measuring to approximately 9.283m by 16.23m would be retained.

The raised patio area would be sited at the rear of the property, adjoining the proposed extension, facing south. It would project a further 1.819m rearwards from the extension, with a width of 4.651m and height of 0.509m. It would be bordered along its western edge with a 1.8m-high privacy screen (measured from the finished floor level of the raised patio).

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions. The 2.545m rearward projection of the extension would not exceed the limit stipulated within policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). The developments would therefore avoid resulting in 'excessively large or bulky' additions to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork and roof tiles to match the existing dwellinghouse. The submitted plans indicate that the extension would feature 1no. up-and-over garage door to the front, a blank western side elevation, 3no. windows and a set of inward-opening doors to the rear, a blank eastern side elevation and 3no. rooflights to its flat roof form.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would be single storey with a maximum roof height of 4m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the minor nature of the raised patio area together with the inclusion of a 1.8m-high privacy screen along its western edge (which has been conditioned accordingly), it is considered that it should not cause issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as sufficient space for at least one vehicle (2.4m by 4.8m) would be retained on the property's existing driveway.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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

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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13772762', stamped as received by the City Council as Local Planning Authority on the 12th February 2025.

'Proposed Plan', numbered '1495-04', stamped as received by the City Council as Local Planning Authority on the 7th March 2025.

'Proposed Plan', numbered '1495-05', stamped as received by the City Council as Local Planning Authority on the 27th February 2025.

'Proposed Elevations', numbered '1495-06', stamped as received by the City Council as Local Planning Authority on the 7th March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse 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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) The privacy screens, as detailed within the submitted revised drawings labelled 'Proposed Plan', numbered '1495-04' and 'Proposed Elevations', numbered '1495-06', stamped as received by the City Council as Local Planning Authority on the 7th March 2025, shall be installed prior to the first use of the development and shall be retained in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

5 Clothorn Road, Manchester, M20 6BF
3 Belfield Road, Manchester, M20 6BJ
3 Clothorn Road, Manchester, M20 6BF
Flat 9, 5 Belfield Road, Manchester, M20 6BJ
Flat 8, 5 Belfield Road, Manchester, M20 6BJ
Flat 7, 5 Belfield Road, Manchester, M20 6BJ
Flat 5, 5 Belfield Road, Manchester, M20 6BJ
Flat 4, 5 Belfield Road, Manchester, M20 6BJ
Flat 3, 5 Belfield Road, Manchester, M20 6BJ
Flat 2, 5 Belfield Road, Manchester, M20 6BJ
1 Belfield Road, Manchester, M20 6BJ
Flat 1, 5 Belfield Road, Manchester, M20 6BJ
6 Clothorn Road, Manchester, M20 6BQ
2 Clothorn Road, Manchester, M20 6BQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA