

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142040/FH/2025

Date registered valid: 5 February 2025

Proposal: Erection of a part single part two storey side and rear extension and a rear dormer to form additional living accommodation.

Address: 266 Barlow Moor Road, Manchester, M21 8HA

Ward(s): Chorlton Park Ward

Applicant: Mr Mohamed Ahsan

Agent (if any): Mr Saghir Hussain Create It Studio Architects

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9th April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 February 2025 Expired: 5 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 application site relates to a two storey semi detached dwelling house in the Chorlton Park area of Manchester. The site is adjacent to a dental practice, a former house which has been converted. The front of the property features hardstanding for the use of off road car parking. The property features bay windows and single storey side and rear extension. A garden is to the rear which comprises a small single storey structure along the shared boundary with no. 264 Barlow Moor Road.



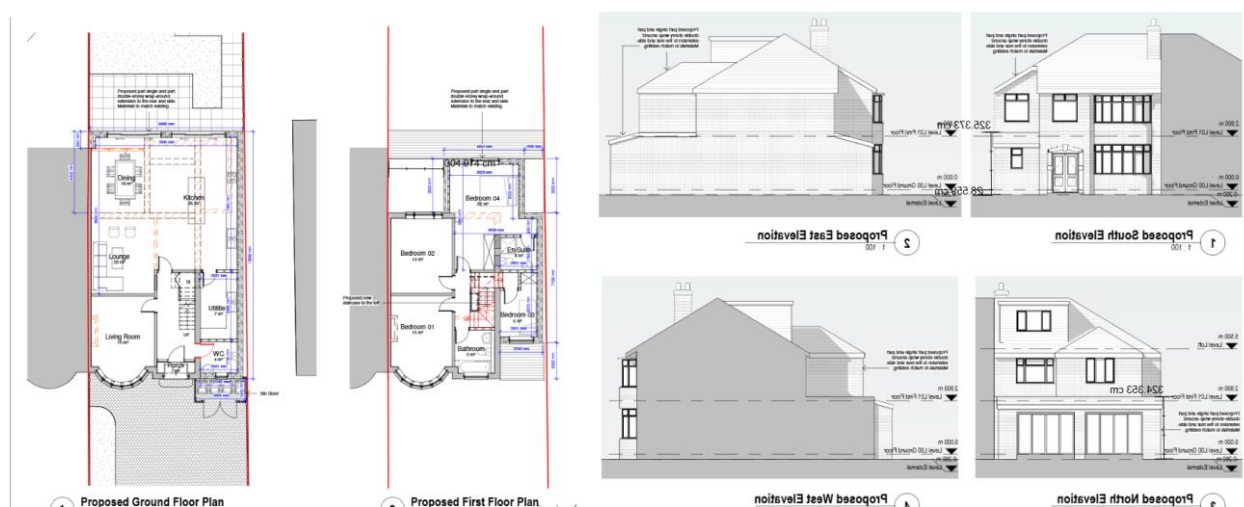
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is seeking planning permission for the erection of a part single part two storey side and rear extension and a rear dormer to form additional living accommodation. The existing single storey rear extensions which comprise a glazed structure adjacent to the adjoining property a brick central element and a white upvc clad element closest to the dental surgery, these would need to be demolished to facilitate the proposals.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. 2 objections have been received from one resident, summary of comments as follow:

- Potential impact of this development on the local community and the immediate environment.
- Loss of privacy, the new windows and elevated structure will provide lack of privacy
- Increased proximity of the extension, loss of personal space
- The scale and design of the proposed extension are not in keeping with the character of the surrounding properties.
- The development appears to be an overdevelopment of the site, which could set a precedent for future, similar applications, altering the character of our neighbourhood.
- The proposed extension's size and bulk are disproportionate to the existing structures, leading to a visually intrusive and dominating presence.
- Building footprint may reduce available green space, impacting the overall environmental quality and community feel of our neighbourhood.
- The height and proximity of the proposed extension will result overshadowing
- The construction process and the increased occupancy resulting from the extension will likely lead to increased noise and disturbance.

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)

We have assessed the proposal 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 266 Barlow Moor Road

034058 - Construction of a single storey rear extension to form kitchen – This application was approved on 22.06.1989

Residential Amenity

The applicant is seeking planning permission for the erection of a part single part two storey side and rear extension and a rear dormer to form additional living accommodation. Objections were raised by a local resident as summarised above in the consultation and notification responses.

Following raised concerns by the City Council, the applicant amended the proposal by providing a setback from the principal elevation of the property and setting the development in from the shared boundary with the adjoining property no. 268 Barlow Moor Road.

Ground Floor

The proposal would be in line with the principal elevation of the host dwelling extending rearwards along the side with a projection beyond the rear original wall by approximately 4.5m. The proposal would form a wraparound of the property extending across the rear up to the shared boundary with the adjoining semi-detached property no. 268 Barlow Moor Road. The proposed windows would be located on the front and rear elevation together with two sets of sliding doors to the rear; no windows are proposed on the side elevations.

The roof elements to the front and rear would be sloping from a maximum height of approximately 3.2m.

Concerns have been raised about impacts on residential amenity of the proposals and that this could give rise to impacts in terms of overshadowing, loss of light and privacy. The adjoining property has had a single storey rear extension in the past, the proposed single storey rear element would project beyond this extension however it is not considered that this projection would be excessive or give rise to a significant impact on the adjoining property either through overshadowing or loss of daylight. The windows in the proposed rear elevation of this element would face down the rear garden and are not envisaged to give rise to harmful impacts in terms of overlooking or loss of privacy. The existing structure in this location whilst not projecting as far rearwards is an entirely glazed structure. The presence of typical domestic type boundary fencing along the boundary is also considered to give rise to further protection in terms of direct views towards the neighbouring garden and outdoor amenity space.

First Floor

The first floor side element of the extension would be set back from the principal elevation of the property by 2.0m, extending rearwards by 7.2 metres along the side boundary with the dental surgery and then with a wraparound element (set in from the boundary with the dental surgery by 1 metre) and then extending partway across the rear by 4.4m retaining a 3.0m gap to the shared boundary with no 268 Barlow Moor Road. The projection beyond the rear wall measures 3.0m and retain a gap to the shared boundary with no. 264 measuring 1.0m. Windows would be situated on the front and rear elevations; no windows are proposed along the side elevations.

Given the orientation of the property together with the gaps retained at either side of the property, it is not considered that there would be any significant overshadowing or loss of light to the adjacent properties. Furthermore, the adjoining semi-detached property has an existing single storey rear projection along the shared boundary which would reduce any potential for further overshadowing or loss of light. The roof slope would continue on the side element of the extension and would be hipped on the rear.

Given the relationship with no. 264 Barlow Moor Road (Dental Surgery) together with the now provided setback from the principal elevation of the property, this would reduce the risk of terracing if that property were to see side extensions in the future.

Concerns have been raised about impacts on residential amenity of the proposals and that this could give rise to impacts in terms of overlooking or loss of privacy. The closest first floor window to the adjoining property is 4.5m from the shared boundary, there would be views towards the outdoor amenity space of the adjoining property, however these are considered to be limited given the siting of this window.

In terms of increased noise, given that the property is for a single residential use, it is not considered that the introduction of an extension to the side and rear would give rise to significant or adverse impacts beyond those that would normally be anticipated for such a use. General activity associated with the residential dwelling would be of a similar nature to those residential properties already in the area and would not be expected to lead to unusual or unacceptable levels of noise.

Overall, 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.

Rear Dormer

The construction of a rear roof dormer window would sit within the original roof space of the property set in slightly from the adjoining semi detached property no. 268 Barlow Moor Road and set down from the original ridge height. A large window would sit central of the dormer facing the rear garden area. Although there is a window proposed overlooking the rear garden, given that there are existing windows on first floor rear in a similar position, it is not considered that the additional window in this location would give rise to additional overlooking that would warrant refusal of the application. It is noted that a dormer of similar size and positioning could, if developed in isolation, be capable of being implemented under the permitted development rights afford to homeowners under the General Permitted Development Order.

The City Council considers the change to the roof design as acceptable, the dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Siting, scale and massing

The side extension would be visible from the public highway and therefore would feature within the street scene. However, the character of the area is considered to be retained as a result of the set back, use of matching materials and roof form. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered acceptable in terms of size and its position and that it can be acceptably accommodated at the application property.

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is not considered to give rise to an overbearing impact upon the residential amenities of surrounding properties, nor are the proposals considered to be excessive in size or bulky additions to the original dwellinghouse. 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 and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is detailed as what is normally

expected of such a structure and would not 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

The applicant has provided details of the bin storage area to the front of the extension which would be screened behind a timber structure as indicated on drawing no. A1580(02)AP003, therefore this is considered to be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected 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. The application has been determined in a timely manner .

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 2nd April 2025 numbered A1580(02)AP001 REV P3 Proposed Site Plan and 3D Views

Received on 2nd April 2025 numbered A1580(02)AP002 REV P3 Proposed Floor Plans

Received on 2nd April 2025 numbered A1580(02)AP003 REV P3 Proposed Loft Plan and Bin Store Elevation

Received on 2nd April 2025 numbered A1580(02)AP004 REV P3 Proposed Elevations

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 hereby permitted development shall match those as 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The bin store, detailed on the drawing numbered A1580(02)AP003 REV P3 as received on the 2nd April 2025 shall be implemented and be in place prior to the first use of the extension hereby approved and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

323 Barlow Moor Road, Manchester, M21 7QH

56 Houghend Avenue, Manchester, M21 7SD
319 Barlow Moor Road, Manchester, M21 7QH
268 Barlow Moor Road, Manchester, M21 8HA
Serenity Dental Spa, 264 Barlow Moor Road, Manchester, M21 8HA
270 Barlow Moor Road, Manchester, M21 8HA
262 Barlow Moor Road, Manchester, M21 8HA
325 Barlow Moor Road, Manchester, M21 7QH
321 Barlow Moor Road, Manchester, M21 7QH
54 Houghend Avenue, Manchester, M21 7SD

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