

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142089/FH/2025
Date registered valid: 7 February 2025
Proposal: Erection of two storey side extension to form additional living accommodation
Address: 35 Clough Road, Manchester, M9 4EP
Ward(s): Harpurhey Ward

Applicant: Mr A Salim
Agent (if any): Mr D King, NK Architectural
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 13 February 2025 Expired: 6 March 2025

Neighbour notifications

Printed: 13 February 2025 Expired: 6 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 relates to a two storey hip roofed semi-detached dwellinghouse in the Harpurhey ward of Manchester.

The dwellinghouse is a corner plot which fronts onto a pedestrian route from Clough Road, which serves two pairs of cottage flats and two pairs of semi-detached houses which are located around a cul-de-sac arrangement. The dwelling house benefits from a large front and tapered side garden and lies at right angles to no.35 Clough Road. A driveway has been created via a diagonal access from Clough Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The dwellinghouse lies in a predominantly residential area, however there is a parade of commercial properties, a public house and a primary school to the south west of the site on Moston Lane. In addition, further to the north are industrial premises and commercial vehicle repair garages on Clough Road

Description of development

Consent is sought for the erection of two storey side extension to form additional living accommodation in the form of a bedroom with ensuite bathroom at both ground and first floor levels. Concerns were expressed in regard to the originally submitted scheme in regard to the size, scale, width, bulk, and massing and associated height of the ridge of the roof.

The revised scheme would be 3.365m in width at the front elevation tapering in width to 1.9m at the rear elevation. The proposed side extension would not project beyond the front and rear elevations of the existing dwelling house, and the proposed hipped roof has been reduced in height, so that it is below the ridge of the roof of the existing dwellinghouse.

Consultations & Notification Responses

Local residents - One objection has been received on the following grounds in respect of the originally submitted plans:

The proposed extension increases the property size by 100% making this akin to a second property on the site. The extension will cast a shadow into the rear windows of two adjacent properties, block sight lines and add to congestion in an already built up area.

Environmental Health – No comments

POLICY

National Planning Policy Framework (NPPF), (December 2024, updated February 2025).

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 12: Achieving well-designed places.

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 policy is considered to be relevant: • JP-P1 - Sustainable Places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are considered to be relevant to the proposal

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

Saved Unitary Development Plan (UDP)(1995) policies

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

Issues

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. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Concerns were expressed in regard to the originally submitted scheme in regard to the size, scale, width, bulk, and massing and associated height of the ridge of the roof. Consent was originally sought for an extension 4.5m in width at the front façade reducing in width at the rear to 1.9m. The revised scheme would be 3.365m in width at the front elevation tapering in width to 1.9m at the rear elevation. The proposed side extension would not project beyond the front and rear elevations of the existing dwelling house, and the proposed hipped roof has been reduced in height, so that it is below the ridge of the roof of the existing dwellinghouse. The decrease in width enables a wider gap between the proposed extension, with the exception of the cranked element towards the rear. It is considered that the proposed revisions have overcome the concerns which were raised.

Due to the proximity of the en-suite windows in the rear elevation of the proposed extension to the boundary with the neighbouring property, it is proposed that these windows are conditioned to be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and retained in perpetuity. This to safeguard the privacy of both the occupiers and neighbouring residents, and also in case the internal configuration of the accommodation within the extension were to change in the future.

Concerns related to loss of light and impact from overshadowing which have been raised have been noted. The incorporation of a two-storey side extension which lies south of the residential dwellings at nos. 37 and 39 Clough Road will lead to a reduction in sunlight to rear gardens in the middle of the day. However, as a result of the reduction in width of the extension and the height of the ridge of the roof being lower than that to the existing house, it is not considered that the proposed extension would give significant impacts which would warrant the refusal of permission.

For these reasons, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant to The Manchester Core Strategy Development Plan Document policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Design and appearance

The proposed development is considered to be acceptable in terms of design and appearance, and would not unduly harm the character of the building or the general area. It is also intended to use matching materials, which is considered acceptable; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Waste management

As part of the proposed development a bin store formed of 1.2m wooden board panels, and accommodating 4 x 240litre bins has been sited at the end of the drive and along the shared side garden boundary with no.37 Clough Road. It is proposed that this aspect of the scheme is conditioned.

Car parking

A driveway has been created via a diagonal access from Clough Road, enabling an off street parking space within the front garden area. The existing arrangement would be unaffected.

Trees

There are two trees on the front/side garden of no.37 Clough Road close to where the pedestrian route serving the cul-de-sac meets Clough Road. Due to the distance from the trees to the proposed development, it is not anticipated that the trees would be significantly impacted.

Conclusions

For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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. In this instance, concerns were raised in relation to the size and scale of the original submitted scheme. Revised plans were subsequently received to address the matters raised and the appropriate conditions have been attached.

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:

- o Proposed GF and 1ST Floor GA plan ref: A102 rev.A received by the City Council as the Local Planning Authority on 24th March 2025.

- o Proposed Elevations plan ref: A104 rev.A received by the City Council as the Local Planning Authority on 24th March 2025.

- o Location Plan with application site edged in red plan ref: A106 rev.A received by the City Council as the Local Planning Authority on 3rd April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing outbuilding in terms of type, colour, texture, scale, pointing and coursing and as stated on the approved drawings.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed GF and 1ST Floor GA plan ref: A102 rev.A and Proposed Elevations plan ref: A104 rev.A received 24th March 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed windows within the rear elevation of the side extension to en-suite bathrooms as shown on: Proposed GF and 1ST Floor GA plan ref: A102 rev.A and Proposed Elevations plan ref: A104 rev.A received 24th March 2025; shall be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) The bin store shall be implemented in accordance with the details on plan ref : Proposed GF and 1ST Floor GA plan ref: A102 rev.A, and be thereafter be so maintained.

Reason - In the interests of residential and visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to Core Strategy Development Plan Document Policies DM1 and SP1 and saved Unitary Development Plan Policy DC1

Appendix 1 – List of consultees & neighbours notified

Environmental Health

23 Clough Road, Manchester, M9 4EP
16 Clough Road, Manchester, M9 4EQ
37 Clough Road, Manchester, M9 4EP
20 Clough Road, Manchester, M9 4EQ
18 Clough Road, Manchester, M9 4EQ
14 Clough Road, Manchester, M9 4EQ
12 Clough Road, Manchester, M9 4EQ
10 Clough Road, Manchester, M9 4EQ
39 Clough Road, Manchester, M9 4EP
33 Clough Road, Manchester, M9 4EP
31 Clough Road, Manchester, M9 4EP
29 Clough Road, Manchester, M9 4EP
27 Clough Road, Manchester, M9 4EP
25 Clough Road, Manchester, M9 4EP
21 Clough Road, Manchester, M9 4EP

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA