

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141986/FH/2025

Date registered valid: 4 February 2025

Proposal: Erection of a single storey rear extension together with the installation of a rear roof dormer

Address: 22 Eston Street, Manchester, M13 0FF

Ward(s): Ardwick Ward

Applicant: Mr Mohammed Syed

Agent (if any): Mr John Albutt PZvi Architects & Designers Ltd.

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@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: 24 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application site is a traditional two-storey, mid-terrace dwellinghouse of red brick elevations and grey slate roof along a residential street of properties of similar type within the Ardwick ward of Manchester. There is a modest "L" shaped rear yard area with existing two storey rear outrigger. An open alleyway runs immediately behind the rear boundary wall.



(Site visit 24.03.2025)



The site is close to university campuses and within an area where there are a number of properties in C4 use and student residential blocks. The application site lies to the north of the Victoria Park Conservation Area.

Site History

- o 139197/FO/2024 - Conversion and alteration of existing residential space to create 1No. 2 bedroom apartments and 1No. 1 bedroom apartment including erection of single storey and two storey rear extension and construction of roof dormer to rear of the property, REFUSED, 17.04.2024
- o 127542/FH/2020 - Erection of single storey rear extension and front and rear roof dormers, REFUSED, 28.06.2021
- o 126515/FH/2020 - Erection of single storey rear extension with balcony above and installation of a rear roof dormer to form additional living accommodation, WITHDRAWN, 29.12.2020
- o 124889/FH/2019 - Proposed erection of a single storey rear extension and creation of a dormer roof extension to the rear, APPROVED, 03.12.2019

Description of development

The submitted application proposes a single storey rear extension together with the installation of a rear roof dormer.

The submitted plan would also include minor elevational alterations along the front roof elevation involving the installation of 2 no. windows; 1no. obscurely glazed window along the first floor front elevation; including 1no. obscurely glazed window along the ground floor side elevation of the two storey rear outrigger.

The proposed 'L' shaped, flat roof, rear dormer extension would be sited along the common shared boundaries with nos. 20 and 24 Eston Street and set above eaves level and would project approximately 6171mm deep along the common shared boundary with no. 24 Eston Street, it then comes forward of the common shared boundary with no. 20 Eston Street approximately 2797mm wide, then projects approximately 2674mm deep forward of the roof elevation, it then comes forward of the common shared boundary with no. 20 Eston Street approximately 1648mm wide, then returns forward of the roof ridge of the host dwelling approximately 3517mm deep and would have a maximum proposed height of approximately 2865mm and would include 1no. window along the roof elevation of the dormer, together with 2no. windows along the rear elevation. It is proposed to clad the dormer wall with composite blue/grey slate tile to match the existing.

The proposed single storey rear extension element would be sited along the common shared boundary with no. 24 Eston Street. It would then project approximately 3908mm deep along this boundary, then comes forward of the common shared boundary with no. 20 Eston Street approximately 2850mm wide, whilst being flush with the side elevation of the existing two storey rear outrigger. It would comprise of a flat roof design, with the maximum proposed roof height not exceeding 3084mm and would include windows and a door with stepped access along the side roof elevation. It is intended to use external facing materials to match the existing house.

Elevational alterations to the existing dwellinghouse are also proposed, involving the introduction of additional fenestration consisting of 1no. obscurely glazed window along the first floor side elevation of the existing two storey outrigger; together with 1no. fixed window and 1no. French door with stepped access along the ground floor side elevation of the existing two storey outrigger. For the nature of these works and given the nature of the property as dwellinghouse, an application for planning permission would not be usually required in the first instance as they would fall within householder general permitted development rights.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2024)

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:

- o Chapter 12: Achieving well-designed places.

2. 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:

- o JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

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

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

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

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

- o Chapter 2: Design

ISSUES

Principle of development

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (rear roof dormer, together with minor elevational alterations involving new windows) - It is not considered that the proposed rear roof dormer extension would unduly impact on the residential and visual amenity of the neighbourhood, nor would it adversely impact on the character of the property or the general area as there are no undue overbearing, overshadowing, or loss of privacy impacts; subject to additional conditions requiring the proposed dormer window to serve the bathroom to be obscurely glazed in the interests of privacy, and a materials condition is also recommended in relation to the external facing materials for the dormer wall.

The submitted plan would also include minor elevational alterations within the front roof slope involving the installation of 2 no. windows; 1no. obscurely glazed window within the first floor front elevation; with a new obscurely glazed window at the ground floor level in the side elevation of the existing two storey rear outrigger. With regard to the proposed elevational alterations, given the permitted development fallback position, the nature of these works on its own, would not have required an application from planning permission.

Impact of works (single storey rear extension) - In this instance, the proposed single storey rear extension would effectively result a small scale in-fill development; and therefore, given the existing contextual relationship along the boundaries, including the alleyway along the rear boundary, and due to the rear yard amenity space that would still be retained, coupled with the separation distance that would still be retained from those properties to the rear, it is not considered that the resultant contextual relationship and proposed scale, would be unduly overbearing, overshadowing or present any undue loss of privacy impacts. Moreover, although the proposed rearward projection at approximately 3908mm is (258mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, given the separation from those properties along the rear elevation, it is not considered that this variance would present any significant adverse impacts to residential amenity. For these reasons outlined, and on balance, and subject to planning conditions, the proposed single storey rear extension could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by similar developments within the immediate neighbourhood. It is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing on street parking arrangement would be unaffected.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins could still be stored along the rear yard.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2024) 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); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated

report. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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 Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Location Plan with application site edged in red, Drawing No: KR657-51-PL-101, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed Site/Block Plan, Drawing No: KR657-51-PL-302, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed NORTH ELEVATION , Drawing No: KR657-51-PL-310, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed WEST ELEVATION, Drawing No: KR657-51-PL-309 Rev A, received by the City Council as the Local Planning Authority on 8 April 2025.
- o Proposed SOUTH ELEVATION , Drawing No: KR657-51-PL-308, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed EAST ELEVATION, Drawing No: KR657-51-PL-307, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed ROOF PLAN, Drawing No: KR657-51-PL-306, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed SECOND FLOOR PLAN, Drawing No: KR657-51-PL-305, received by the City Council as the Local Planning Authority on 04 February 2025.
- o Proposed FIRST FLOOR PLAN, Drawing No: KR657-51-PL-304, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed GROUND FLOOR PLAN, Drawing No: KR657-51-PL-303, received by the City Council as the Local Planning Authority on 24 January 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 single storey rear extension hereby approved shall match those of the existing dwellinghouse 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).
Materials

4) The flat roof of the single storey extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) The rear roof dormer extension hereby approved, and as shown on:

- o Proposed Site/Block Plan, Drawing No: KR657-51-PL-302, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed ROOF PLAN, Drawing No: KR657-51-PL-306, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed SECOND FLOOR PLAN, Drawing No: KR657-51-PL-305, received by the City Council as the Local Planning Authority on 04 February 2025.
- o Proposed NORTH ELEVATION , Drawing No: KR657-51-PL-310, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed WEST ELEVATION, Drawing No: KR657-51-PL-309 Rev A, received by the City Council as the Local Planning Authority on 8 April 2025.
- o Proposed SOUTH ELEVATION , Drawing No: KR657-51-PL-308, received by the City Council as the Local Planning Authority on 24 January 2025,

shall be clad in composite blue/grey slate tiles and as stated on the submitted information.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

6) Before first occupation of the development thereby approved, the proposed dormer bathroom window in the rear elevation; the proposed window at first floor level in the front elevation, together with the proposed bathroom window at the ground floor level in the side elevation of the existing two storey outrigger and as shown on:

Proposed NORTH ELEVATION , Drawing No: KR657-51-PL-310; and Proposed EAST ELEVATION, Drawing No: KR657-51-PL-307 received by the City Council as the Local

Planning Authority on 24 January 2025; and Proposed WEST ELEVATION, Drawing No: KR657-51-PL-309 Rev A; received 8 April 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).

7) 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 development hereby approved other than those shown on:

- o Proposed Site/Block Plan, Drawing No: KR657-51-PL-302, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed SECOND FLOOR PLAN, Drawing No: KR657-51-PL-305, received by the City Council as the Local Planning Authority on 04 February 2025.
- o Proposed NORTH ELEVATION , Drawing No: KR657-51-PL-310, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed WEST ELEVATION, Drawing No: KR657-51-PL-309 Rev A, received by the City Council as the Local Planning Authority on 8 April 2025.
- o Proposed SOUTH ELEVATION , Drawing No: KR657-51-PL-308, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed EAST ELEVATION, Drawing No: KR657-51-PL-307, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed ROOF PLAN, Drawing No: KR657-51-PL-306, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed FIRST FLOOR PLAN, Drawing No: KR657-51-PL-304, received by the City Council as the Local Planning Authority on 24 January 2025.
- o Proposed GROUND FLOOR PLAN, Drawing No: KR657-51-PL-303, received by the City Council as the Local Planning Authority on 24 January 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).

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework, policies SP1 and DM1 of the Manchester Core Strategy, and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

19 Denham Street, Manchester, M13 0FJ
24 Eston Street, Manchester, M13 0FF
21 Denham Street, Manchester, M13 0FJ
19 Eston Street, Manchester, M13 0FF
21 Eston Street, Manchester, M13 0FF
20 Eston Street, Manchester, M13 0FF

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA