

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141711/FH/2024
Date registered valid: 27 December 2024
Proposal: Erection of two storey side extension to form additional living accommodation
Address: 19 Norview Drive, Manchester, M20 5QF
Ward(s): Didsbury East Ward

Applicant: Anna Kozlowski
Agent (if any): Mr Graham Lea, Graham Lea Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19th March 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 January 2025

Standard consultations:

Printed: 16 January 2025 Expired: 6 February 2025

Neighbour notifications

Printed: 16 January 2025 Expired: 6 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

Description of site/building

The site/building relates to a two storey semi detached property located at the head of a Cul de Sac in the Didsbury East ward area of Manchester.



Listed building: Not applicable

Conservation area: Not applicable

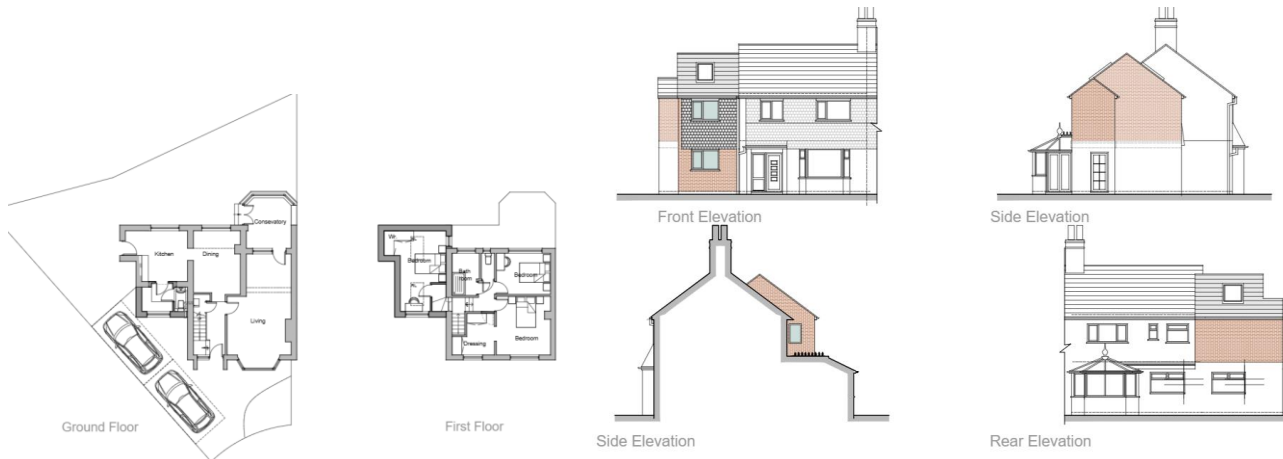
Tree Preservation Order: Not applicable

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 two storey side extension to form additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments or representations have been received as a result of this application.

Flood Risk Management

Requested a condition to be attached to any approval

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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

Previous applications relating to this site.

043479/FH/SOUTH1/93 - Recv: 04.05.1993 - Application Approved - 23.06.1993 Erection of conservatory at rear of dwellinghouse

F01831 - Recv: 20.11.1974 - Application Approved - 24.01.1975 Kitchen extension at rear of house.

Residential amenity

The applicant seeks planning permission for the erection of a two storey side extension which would provide addition living space for the occupants of the property.

The property features an existing single storey side extension with conservatory along the rear.

The applicant proposes a small extension at ground floor measuring 3.1 approximately in width and 1.85m projection adjoining the existing side extension resulting in an overall setback from the front wall of the property measuring approximately 2.6m. The first floor would be in line with the ground floor measuring approximately 3.1m in width and 4.5m in width respectively extending along the side wall with a small projection beyond measuring approximately 1.4m with a total length along the side measuring approximately 5.7m.

There would be windows on the front elevation at ground and first floor with a window on the side elevation facing no. 21 Norview. To ensure there is no overlooking given by the position of the side window, a condition for obscure glaze has been attached. The roof would be set down from the original roof ridge and would be gable reflecting the current style roof of the host dwelling with the addition of two roof lights positioned front and rear.

Given the orientation of the property and separation distance to other properties, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties.

The potential for a terracing effect is not considered to be an issue in this instance given the relation of the site to properties surrounding. The addition of a two storey extension in this location is not considered to be overly dominant and considered to be subservient to the main dwelling house. Given the space retained to the front and rear of the site, the site still retains a sense of openness and does not form an incongruous feature within the street scene or detract from the character of the area.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature within the street scene; however, the character of the area would be retained. The appearance is acceptable and its impact upon visual amenity is considered negligible.

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.

Siting, scale and massing

The size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

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. In terms of the proposed materials, it is intended to use matching brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Flood Risk

Flood risk management requested the attachment of a Flood Risk condition. This was sent to the applicant who submitted further information. The additional information was insufficient and therefore a condition for the submission of a Flood Risk Assessment has been attached.

Refuse Bins

The storage of refuse bins are to be located at the rear of the property which would not be affected by this proposal and therefore accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 10th December 2025 numbered GL585C/00 Location Plan, Existing and Proposed Site Plan

Received on 10th December 2025 numbered GL585C/61 Proposed Ground and First Floor Plans

Received on 10th December 2025 numbered GL585C/71 Proposed Front, Sides and Rear Elevation

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 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 policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 21 Norview shall 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.

5) No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Assessment of the estimated flood level for the Site including Product 4.
- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).

- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Reason: To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

21 Norview Drive, Manchester, M20 5QF
15 Norview Drive, Manchester, M20 5QF
17 Norview Drive, Manchester, M20 5QF
14 Farlands Drive, Manchester, M20 5GB
12 Farlands Drive, Manchester, M20 5GB
10 Farlands Drive, Manchester, M20 5GB
25 Norview Drive, Manchester, M20 5QF
23 Norview Drive, Manchester, M20 5QF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA