Planning

Growth & Development

Delegated officer report for planning application

Application no.	141081/FH/2024
Date registered valid:	3 February 2025
Proposal:	Erection of a single storey rear extension
Address:	60 Clowes Street, Manchester, M12 5EG
Ward(s):	Ardwick Ward
Applicant:	Ms Muna M A H Albaghli
Agent (if any):	Mr Alvin Loh, Alvin Loh Consulting Engineers Ltd
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 10 February 2025 Expired: 3 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 relates to a modern two storey, red and grey brick facing, pitched roof, end-terrace dwellinghouse along a short row of there properties. The site is within a residential setting of the Ardwick ward of Manchester.





(Site visit 11.02.2025)





The site is surrounded by amenity space along all elevations, including all round boundary treatment, incorporating a timber frame gated access along the gable elevation. There is front driveway, and wheeled bins are stored within curtilage behind boundary treatment.

The existing side garden is relatively wide, measuring approximately 3.4 metres. An alleyway / footpath in-part runs along the side boundary, thereby, creating a further sense of separation along this elevation. The existing rear garden is also sizeable, measuring approximately 10.9 metres deep x 8.8 metres wide.

Site History:

The planning permission granting consent for the housing development on the site - (reference number: 099219/OO/2012/N2) includes a condition removing permitted development rights:

Condition 49

Notwithstanding the provisions of Class A, D, E, G Part 1, Class A, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 of any subsequent amending legislation, no extensions, free standing buildings or means of enclosure to properties within Phase 3 of the development shall be erected within an 8 strip either side of the Black Brook and Corn Brook. No ground levels shall be changed within the 8m strip either side of the Black Brook and Corn Brook culverts.

Reason - To preserve access to the watercourse for maintenance and improvement in the interests of flood prevention, pursuant to policy EN14 of the Core Strategy for Manchester.

Description of development

The submitted application proposes a single storey rear extension to serve as a morning.

The proposed extension would be sited along the common shared boundary with no. 62 Clowes Street and would not project beyond the gable elevation of the host dwelling and would measure approximately (3000mm deep x 4974mm wide x 3372mm maximum height). It would comprise of a lean-to pitched roof design and would include 1no. window along the side elevation, together with French doors along the rear elevation. It is intended to use external facing materials matching the existing house and as annotated on the submitted information.

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), (July 2021):

- 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:

- 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:

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

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

- 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:

- Chapter 2: Design

ISSUES

Principle

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 (single story rear extension) - In the case of the application, given the contextual relationship along the side rear boundaries; and due to the fact that there is an existing alleyway / footpath which in-part runs along the side boundary, combined with the substantially large rear garden, in addition to the fact that the proposal would be significantly screened by boundary treatment; and the fact that it would not be visible from the immediate highway; and the fact that the proposed roof configuration would mitigate from the adverse impacts from undue massing; it is not considered that the resultant contextual relationship and proposed scale, would be unduly overbearing, overshadowing or present any loss of privacy impacts.

The proposed rearward projection at approximately 3000mm is also within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is considered to be acceptable.

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 terms of design and appearance as it is intended to match materials with those of the existing dwellinghouse. 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 arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins would still be stored within curtilage screened behind boundary treatment; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

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 (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); 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 polices 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:

- Location Plan with application site edged in red, DRG. NUMBER 04, received by the City Council as the Local Planning Authority on 23 September 2024.

- Supporting Information, received by the City Council as the Local Planning Authority on 23 September 2024.

- Proposed Elevations and Sections, DRG. NUMBER 03, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Plans and Elevations, DRG. NUMBER 02, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Floor Plan, DRG. NUMBER 01, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Plans and Elevations including BUILDING REGULATIONS NOTES, received by the City Council as the Local Planning Authority on 03 February 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 (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 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).

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 development hereby approved other than those shown on:

- Proposed Elevations and Sections, DRG. NUMBER 03, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Plans and Elevations, DRG. NUMBER 02, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Floor Plan, DRG. NUMBER 01, received by the City Council as the Local Planning Authority on 23 September 2024.

- Existing & Proposed Plans and Elevations including BUILDING REGULATIONS NOTES, received by the City Council as the Local Planning Authority on 03 February 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) 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). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets 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 the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

66 Clowes Street, Manchester, M12 5EG
28 Lawnswood Road, Manchester, M12 5UB
26 Lawnswood Road, Manchester, M12 5UB
24 Lawnswood Road, Manchester, M12 5UB
22 Lawnswood Road, Manchester, M12 5UB
20 Lawnswood Road, Manchester, M12 5UB
18 Lawnswood Road, Manchester, M12 5UB
16 Lawnswood Road, Manchester, M12 5UB
64 Clowes Street, Manchester, M12 5EG
62 Clowes Street, Manchester, M12 5EG
58 Clowes Street, Manchester, M12 5EG

Appendix 2 – Planning constraints

Article 4 Direction - Multiple
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
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