

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142120/FH/2025

Date registered valid: 12 February 2025

Proposal: Retention of single storey rear kitchen extension, new rear porch; together with new boundary treatment (involving a 2 metre high brick wall) in-part along the rear.

Address: 70 Alderside Road, Manchester, M9 5XQ

Ward(s): Harpurhey Ward

Applicant: Mr S Ahmed

Agent (if any): Holborow And Ormesher

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2025

Standard consultations:

Printed: 14 February 2025 Expired: 7 March 2025

Neighbour notifications

Printed: 14 February 2025 Expired: 7 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 two storey, end-terraced, dwellinghouse along a corner plot position, at the junction of Alderside Road and Ellenhall Close highways within the Harpurhey ward of north Manchester. There is existing amenity space along the front, side and rear, together with all round boundary treatment whilst incorporating a gated access along the front and rear elevations.



(Site visit 24.03.2025)



There is a block paved driveway with access from Alderside Road and bins are stored within curtilage, behind boundary treatment. The application dwellinghouse has been extended, there is an existing two storey side extension, single storey rear extension; together with a small timber frame garden shed along the side garden.

The surrounding area is predominantly residential in character, comprising of a mix of residential properties. Adjoining the application site to the north is a three storey apartment block, and three 2 storey houses making up the rest of the terrace. To the east of the site are cottage flats with green space and parking along the frontage. To the south of the application site are further residential properties with Oasis Academy Harpur Mount primary school to the far south - along Alfred Street.

Site History:

- 126539/FH/2020 - Erection of a two storey side extension to form additional living accommodation following demolition of existing rear conservatory, APPROVED 05.06.2020
- 081991/FH/2007/N1 - Retrospective application for a single storey rear conservatory extension, APPROVED 26.03.2007
- F17663 - Erection of 46 one, two and three-storey residential dwellings, APPROVED 28.07.1982

Description of development

The initially submitted application proposed retention of single storey rear extension together with the erection of rear porch and single storey outbuilding.

Concerns were expressed to that planning agent regarding the overall level of development proposed, given the context of a previously approved and implemented two storey side extension at the property (ref. no. 126539/FH/2020). It was therefore considered that the

combination of the kitchen, which it is sought to retain, and the proposed store would lead to a built form nearly the whole length of the boundary with nos. 64-68 Alderside Road.

Following negotiations the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 09/04/25). The revised plan would now involve the retention of a single storey rear kitchen extension, new rear porch; together with proposed new boundary treatment (involving a 2 metre high brick wall) in-part along the rear elevation.

In terms of the revised proposal, the rear kitchen extension to be retained would be sited along the common shared boundary with nos. 64-68 Alderside Road, whilst leaving a gap of approximately 180mm from this boundary. It projects approximately 1691mm deep x 2445mm wide x 1896mm high and comprises of a lean-to pitched roof design, together with windows along the rear elevation. External facing materials mirror the existing two storey side extension.

The proposed rear porch element would be sited along the side elevation of the rear kitchen extension to be retained, whilst being stepped in approximately 360mm from the side elevation of the existing two storey side extension. It would measure approximately 907mm deep x 1337mm wide x 1721mm high. It would comprise of a lean-to pitched roof design; fixed windows along the side and roof elevations; together with fixed windows and 1.no dual opening door along the rear elevation. It is intended to use materials matching the existing house.

The proposed new boundary treatment (involving a 2 metre high brick wall) in-part along the rear elevation would maintain a broadly triangular footprint. The new 2 metre brick wall would maintain a separation of approximately 919mm from the rear building line of the rear kitchen extension to be retained. It would project approximately 2547mm deep along the common shared boundary with nos. 64-68 Alderside Road, then approximately 2221mm wide along the rear boundary.

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.

2. Highways

Highways officers initially provided the following comments:

The single storey rear extension, rear porch and single storey outbuilding are all sited within the curtilage of the site and do not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

In-curtilage parking will remain as existing, which is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

No boundary treatments proposed.

Following revised plans, Highways officers subsequently provided the following comments:

The single storey rear extension, rear porch and single storey outbuilding are all sited within the curtilage of the site and do not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

In-curtilage parking will remain as existing, which is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

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

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 09/04/25).

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 (retention of single storey rear kitchen extension, new rear porch; together with proposed new boundary treatment in-part along the rear elevation) - In the case of this application, in light of the revised plans, (dated, 09/04/25) and given the contextual relationship along the side rear boundaries; and due to the fact that there is an existing parcel of land along the rear boundary, combined with 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; 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 broadly 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.

Highways comments - Highways officers subsequently commented on the proposed boundary treatment, revised plans (dated, 09/04/25) and updated their initial comments to include:

“The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users”.

On this basis, whilst the Highways officers’ additional comments have been noted, in this instance, the proposed section of new boundary treatment is a continuation of a pre-existing 2 metre high brick wall already covering the significant perimeter of the application site. The portion which planning permission is sought does not have its frontage to the adopted highway, therefore visibility splays and sight lines would not be an issue in the proposed location. In addition, there is a pre-existing gated access already in-situ along the rear boundary wall with inwardly opening gated. It is therefore recommended that an informative is attached in this regard; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 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 revised proposed development, (dated, 09/04/25) 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 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

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 09/04/25). The local planning authority had no other 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, received by the City Council as the Local Planning Authority on 06 February 2025.
- Existing Floor Plans and Elevations, DRAWING NUMBER 2068 / 25 / 01, received by the City Council as the Local Planning Authority on 06 February 2025.
- Proposed Floor Plans and Elevations, DRAWING NUMBER 2068 / 25 / 02, REV A, received by the City Council as the Local Planning Authority on 09 April 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) 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 Floor Plans and Elevations, DRAWING NUMBER 2068 / 25 / 02, REV A, received by the City Council as the Local Planning Authority on 09 April 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).

4) 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.

Informative

1) The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

Appendix 1 – List of consultees & neighbours notified

Highway Services

4 Roxwell Walk, Manchester, M9 5XE
68 Alderside Road, Manchester, M9 5XQ
1 Ellenhall Close, Manchester, M9 5XG
62 Alderside Road, Manchester, M9 5XQ
58 Alderside Road, Manchester, M9 5XQ
5 Ellenhall Close, Manchester, M9 5XG
3 Ellenhall Close, Manchester, M9 5XG
2 Ellenhall Close, Manchester, M9 5XG
3 Portal Walk, Manchester, M9 5XW
1 Portal Walk, Manchester, M9 5XW
66 Alderside Road, Manchester, M9 5XQ
64 Alderside Road, Manchester, M9 5XQ
8 Roxwell Walk, Manchester, M9 5XE
6 Roxwell Walk, Manchester, M9 5XE
2 Roxwell Walk, Manchester, M9 5XE
60 Alderside Road, Manchester, M9 5XQ
56 Alderside Road, Manchester, M9 5XQ
7 Ellenhall Close, Manchester, M9 5XG

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 -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA