

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141936/FH/2025

Date registered valid: 6 February 2025

Proposal: Erection of a single storey rear extension following the demolition of the existing conservatory, together with the erection of a single storey side extension and elevational alterations to the garage in association with its conversion to form additional living accommodation.

Address: 119 Ivygreen Road, Manchester, M21 9FX

Ward(s): Chorlton Ward

Applicant: Ms Daniela Pereira

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of red/brown brick and white uPVC weatherboarding with a grey concrete tile dual pitch roof. The property features white uPVC windows, including front and rear-facing box dormers, an integrated garage, a single storey side and rear extension, a conservatory to the rear, and a detached outbuilding situated within a spacious rear garden.





Description of area

Ivygreen Road is a residential street situated within the Chorlton ward of Manchester, close to Ivy Green allotments, Ivy Green, and Turn Moss Playing Fields. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension following the demolition of the existing conservatory, together with the erection of a single storey side extension and elevational alterations to the garage in association with its conversion to form additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

In their consultation response dated to the 12th March 2025, **Flood Risk Management** objected to the proposal indicating that they were unable to assess the application on the information currently provided. A master plan showing the proposed layout within the site boundary and relative to the surrounding location plan was requested. The case officer of the planning application highlighted that this information was already available within the proposed plans, site plan, and elevations of the planning submission, requesting **Flood Risk Management** review these documents and advise as to what further details were required. No response was received.

Environmental Health made no objection to the proposal, requesting conditions relating to installation of a proprietary gas membrane and demolition/construction hours be attached.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

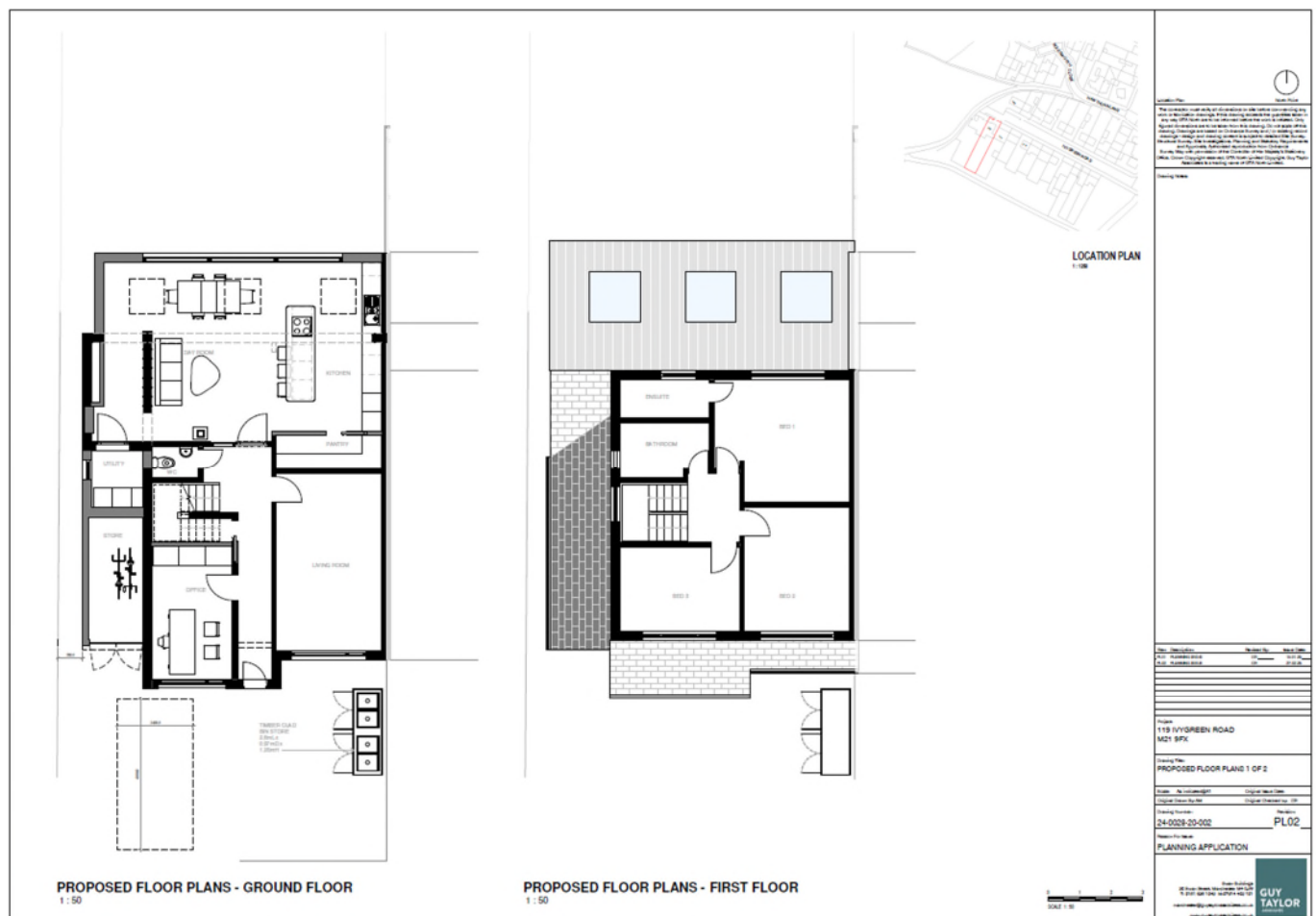
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

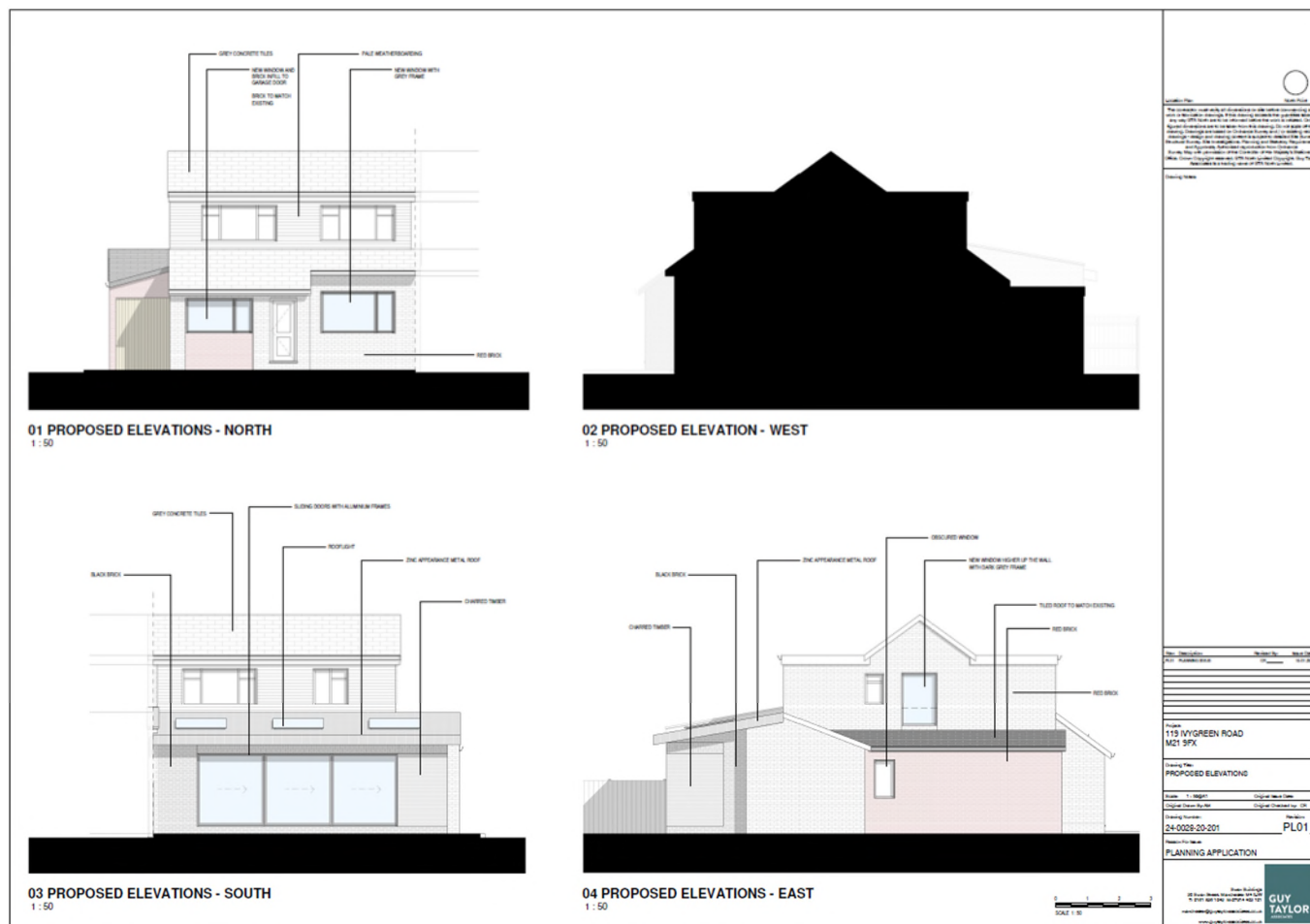
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed plans



Submitted proposed elevations

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension together with a single storey side extension, garage conversion and elevational alterations to provide additional and improved living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey side extension would be sited along the southeastern edge of the property measuring to 6.237m in length, 1.896m in width, with a pitched roof height of 3.24m and an eaves height of 2.586m. A gap of 0.78m would be maintained to the boundary shared with No.117 Ivygreen Road to the east.

The single storey rear extension would be sited at the back of the property, facing southwest. It would project 4.089m rearwards from the host dwellinghouse, with a width of 9.681m, pitched roof height of 3.787m, and an eaves height of 2.84m. It would be sited along the boundary shared with No.121 Ivygreen Road to the west and would maintain a gap of 2.073m to the boundary shared with No.117 Ivygreen Road to the east.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. The 4.089m rearward projection of the rear extension would exceed the limit stipulated within policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however is considered acceptable in these circumstances given that the Town and Country Planning (General Permitted Development) (England) Order 2015 allows single storey rear extensions up to 6m (for semi-detached dwellinghouses) through a prior approval process and in the absence of objections, as in this case. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the side extension would be built of brickwork and roof tiles to match the existing dwellinghouse with grey-framed windows and doors. It would feature a set of outward-opening doors to its front elevation and 1no. window to its southeastern side elevation, facing No.117 Ivygreen Road (conditioned to be obscurely glazed).

The submitted application form and proposed drawings indicate that the rear extension would be built of 'charred timber' panelled and black brick walls, with a zinc appearance metal roof, and grey-framed windows and doors. It would feature blank side elevations, a set of sliding doors to the rear, and 3no. skylights to its rear-facing roof slope.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however these elements would utilise matching materials and, as such, should provide a blended appearance with the host dwellinghouse. Further to this, though the rear extension would introduce new materials to the property (i.e., charred timber walls, black brick, zinc appearance metal roof), this element of the proposal would be largely shielded from view by the side extension and should therefore avoid forming a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the side extension would be single storey, sited to the southeast of the dwellinghouse (within its existing shadow) with a maximum height of 3.24m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing window has been conditioned to be obscurely glazed to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the rear extension would also be single storey, with a maximum height of 3.787m and sited adjacent to an existing rear extension at the adjoining property, it is considered that it should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained along the side of the proposed side extension.

In addition to this, details of a secure and covered bin store, able to accommodate 4no. 240L refuse bins, have also been included to the front of the property.

The property's refuse bins would therefore be screened from view and would avoid having a detrimental impact upon the street scene and visual amenity of the area, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Parking – the proposal would result in the loss of the property's integrated garage space as a result of its conversion, however, sufficient space for at least one vehicle (2.4m by 4.8m) would be retained on the property's existing driveway, as indicated on the submitted proposed plans. These arrangements are considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Flood Risk Management - in their consultation response dated to the 12th March 2025, **Flood Risk Management** objected to the proposal indicating that they were unable to assess the application on the information currently provided. A master plan showing the proposed layout within the site boundary and relative to the surrounding location plan was requested. The case officer of the planning application highlighted that this information was already available within the proposed plans, site plan, and elevations of the planning submission, requesting **Flood Risk Management** review these documents and advise as to what further details were required. No response was received.

In their email correspondence dated to the 20th March 2025, the agent of the application confirmed that the finished floor levels of the extension would match the internal floor levels of the existing dwellinghouse. The extension would also utilise flood-resilient materials including brick and block with rigid insulation to the walls and concrete to the floor. Emergency evacuation routes would be available to the front and rear of the property. In the absence of further advice from **Flood Risk Management**, these details are considered acceptable, pursuant to policy EN14 of the Manchester Core Strategy. This has been conditioned accordingly.

Other matters – the proposal also includes:

- The replacement and repositioning of the existing first-floor window in the southeastern side elevation of the property, facing No.117 Ivygreen Road.
- The replacement of the existing garage door to the front with 1no. window and brickwork to match the existing dwellinghouse.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13700693', stamped as received by the City Council as Local Planning Authority on the 20th January 2025.

'PROPOSED FLOOR PLANS 1 OF 2', numbered '24-0028-20-002 REV PL02', stamped as received by the City Council as Local Planning Authority on the 27th February 2025.
'PROPOSED FLOOR PLANS 2 OF 2', numbered '24-0028-20-003 REV PL01', stamped as received by the City Council as Local Planning Authority on the 20th January 2025.
'PROPOSED ELEVATIONS', numbered '24-0028-20-201 REV PL01', stamped as received by the City Council as Local Planning Authority on the 20th January 2025.
Agent email correspondence dated to the 20th March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans, including:

- Brickwork to match the existing dwellinghouse on the side extension
- Roof tiles to match the existing dwellinghouse on the side extension
- Charred timber panelling on the rear extension
- Black brickwork on the rear extension
- Zinc appearance metal roof on the rear extension
- Grey-framed windows and doors
- Brickwork to match the existing dwellinghouse on the front elevation of the host dwellinghouse (where the garage door is to be blocked up)

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed ground floor window in the southeast side elevation of the side extension, facing No.117 Ivygreen Road, 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) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval in writing to the City Council as Local Planning Authority.

The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 50 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy.

6) The proposed bin store, shown on revised drawing 'PROPOSED FLOOR PLANS 1 OF 2', numbered '24-0028-20-002 REV PL02', stamped as received by the City Council as Local Planning Authority on the 27th February 2025, shall be implemented and be in place prior to the first use of the extensions and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies E19 and DM1 of the Manchester Core Strategy.

7) The finished floor levels of the extensions hereby permitted shall be set no lower than the floor levels of the existing dwellinghouse, as specified in the agent email correspondence dated to the 20th March 2025.

Reason - To promote sustainable development and manage the risk of flooding, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

130 Ivygreen Road, Manchester, M21 9FX

121 Ivygreen Road, Manchester, M21 9FX

117 Ivygreen Road, Manchester, M21 9FX

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) -

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH AREA