



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142340/FH/2025

DATE REGISTERED VALID: 11 March 2025

PROPOSAL: Erection of a part single/part two storey rear extension, infill of ground floor car port together with single storey side extension.

ADDRESS: 48 Egerton Road South, Manchester, M21 0YN

WARD(S): Chorlton Park Ward

APPLICANT: Mr S Khan _ Mrs F Hussain

AGENT (IF ANY): Mr Farhan Rama Archirama Ltd

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 04 April 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 March 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 13 March 2025 Expired: 3 April 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

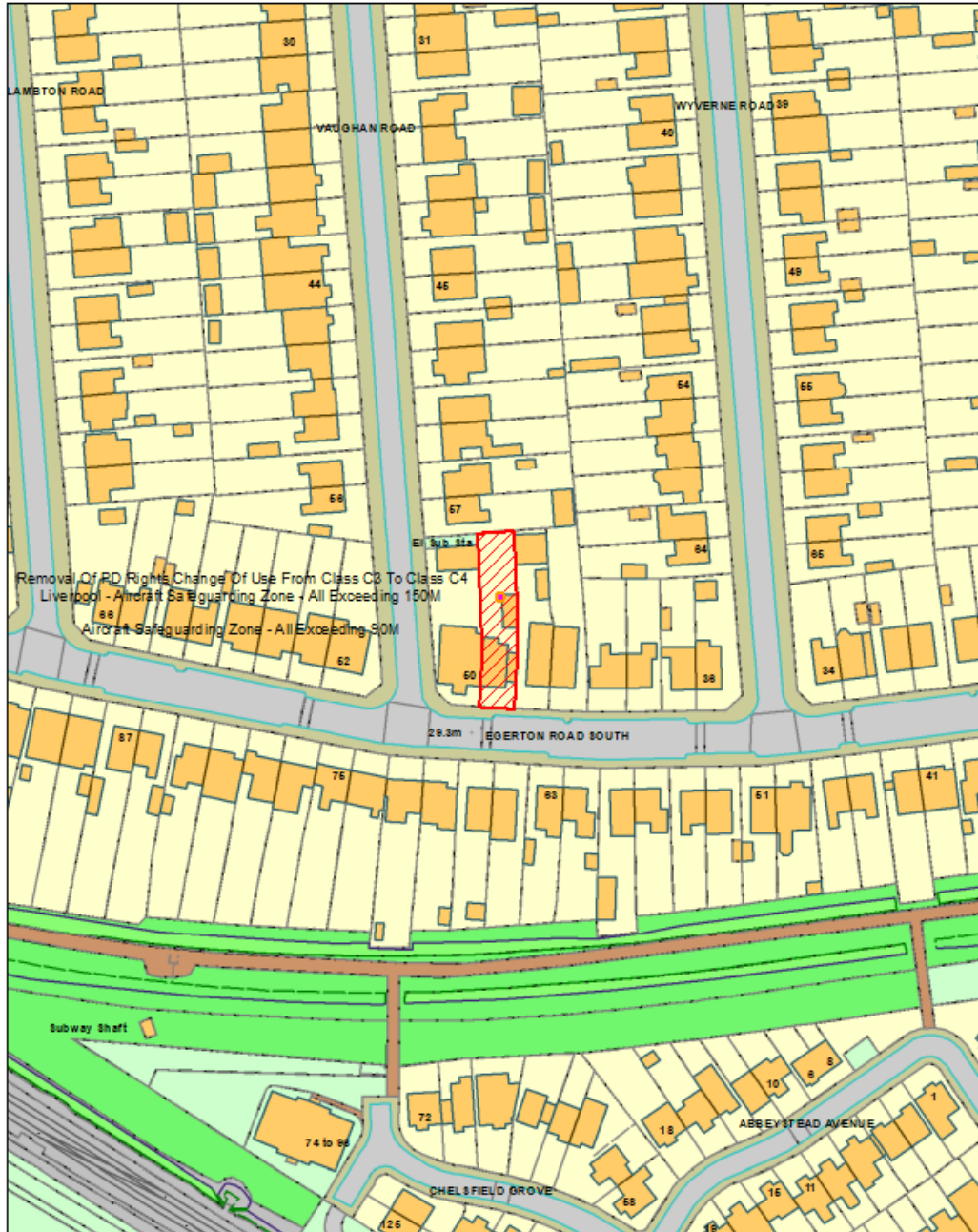
The proposal relates to a two storey semi detached dwellinghouse on Egerton Road South. The property features an existing two storey side extension (with 'car port' to the ground floor), and single storey rear extensions. The property features a detached rear garage, hardstanding to the front for off street vehicle parking and a garden to the rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Chorlton Park ward of Manchester.



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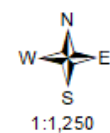


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of a part single/part two storey rear extension, infill of ground floor car port together with single storey side extension.

PART SINGLE/PART TWO STOREY REAR EXTENSION

The ground floor part of the proposed rear extension projects 5700mm from the existing rear elevation encapsulating the existing ground floor rear extensions. The proposed ground floor extension spans 7470mm across the rear for a small set back to the adjacent boundary line to 1600mm beyond the existing side elevation of the original dwelling and 600mm short of the side elevation of the existing side extension.

The first-floor part of the proposed rear extension projects 3500mm from the existing rear elevation and spans 4880mm from the side elevation of the proposed ground floor rear leaving a gap of 2900mm to the adjacent boundary.

The proposed rear extension is finished in brick to match. The ground floor roof is flat with a rooflight, and the first floor is tiled hipped roof. The extension features new glazing to the rear elevation.

INFILL OF GROUND FLOOR CAR PORT TOGETHER WITH SINGLE STOREY SIDE EXTENSION

The proposal infills the existing ground floor car port, removing rear external access and adds a new side extension projecting at the same projection and moving the front elevation inline with the principal elevation. The proposal adds new glazing to the front.



Figure 3. Proposed plans and elevations

PLANNING HISTORY

107443/FH/2014/S1

Description: Erection of two-storey side extension to form additional living accommodation

Decision: Approved 24/12/2014

063288/FH/SOUTH1/01

Description: Construction of a conservatory at rear of property

Decision: Approved 16/11/2001

054195/FH/CENTL1/98

Description: Single storey rear dining room and kitchen extension

Decision: Approved 27/05/1998

052298/FH/CENTL1/97

Description: Two storey side and rear extension to form garage, WC, bedroom and bathroom

Decision: Refused 11/08/1997

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

SINGLE STOREY SIDE EXTENSION FORWARD OF THE CAR PORT INFILL

By bringing the ground floor of the extension in line with the principal elevation it has the effect of reducing the separation distances and removing the gap to help negate a terracing effect. We ask for a 2m set back to the first floor when the ground floor is in line with the principal elevation however as the side extension is built this can't happen. Can you remove this front infill from the scheme to keep the 1.5m set back.

BINS

As the external access to the rear is being removed can you show a secure and ventilated bin store to the front of the site.

GARAGE

There appears to be a detached rear garage which would clash with the new rear extension. Is this being removed?

UPDATED PROPOSED DEVELOPMENT.

The updated scheme maintains the 1.5m set back to both ground and first floor and notes a new bin store and garage to be removed.



Figure 4. Updated proposed

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise

- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - JP-Strat10: Manchester Airport
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being mostly at ground level with the first-floor competent sitting to the rear with a lower hipped roof line.

The set back to the side extension from the principal elevation is maintained to prevent a terracing effect

Due to its, size, position and location in relation to the neighbours, the proposal is not considered to create an over-dominant or overbearing feature.

The ground floor extension would not project slightly further than the existing ground floor extension to No.50 minimising the massing effect.

The first-floor rear extension would maintain a 2900mm gap to No50 and a 600mm gap to No 46. No 46 features a large ground floor rear extension so there is little impact to overlooking or overbearing effect of the added massing. The lower hipped roof helps with this.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably a large extension approved at the adjacent No50 and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

LIGHT

Given the distances maintained to the boundary and the location of the proposed first floor rear extension combined with the lower roofline, the effect on light availability to the neighbouring property would not be so significant as would warrant the refusal of consent especially considering the existing approved 2 storey side extension to the property and the large ground floor extension to the neighbour.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted.

VEHICULAR ACCESS AND CAR PARKING

The proposal would remove a vehicle car port but maintains off street parking at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 48 Egerton Road South involves the erection of a part single/part two-storey rear extension, the infill of a ground floor car port, and a single-storey side extension. The design and materials are consistent with the existing structure and the surrounding area, ensuring minimal impact on the neighbourhood's character. The development maintains adequate privacy, light, and amenity space for both the property and its neighbours. The proposal aligns with relevant planning policies and guidelines, and no significant objections were raised during the consultation process. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|----|-------------------------------|-------------|-----------------------------|
| a. | Application Form | 04 Mar 2025 | |
| b. | Drawing - Location Plan | 04 Mar 2025 | |
| c. | Drawing - Existing & Proposed | 02 Apr 2025 | PL01 A PLANS AND ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. FLAT ROOF RESTRICTION

The flat roof of the extension(s) 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 Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

50 Egerton Road South, Manchester, M21 0YN

67 Egerton Road South, Manchester, M21 0YW

65 Egerton Road South, Manchester, M21 0YW

46 Egerton Road South, Manchester, M21 0YN

57 Vaughan Road, Manchester, M21 0ZL

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA