



PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142050/FH/2025

DATE REGISTERED VALID: 3 February 2025

PROPOSAL: Erection of single storey front extension with a new porch and single storey rear extension.

ADDRESS: 10 Southernby Close, Manchester, M13 0WX

WARD(S): Rusholme Ward

APPLICANT: Mr. Yasin Arafath

AGENT (IF ANY): Mr Muthahar Khan, Studio Tashkeel Architecture

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

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 28 March 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 February 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 12 February 2025 Expired: 5 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

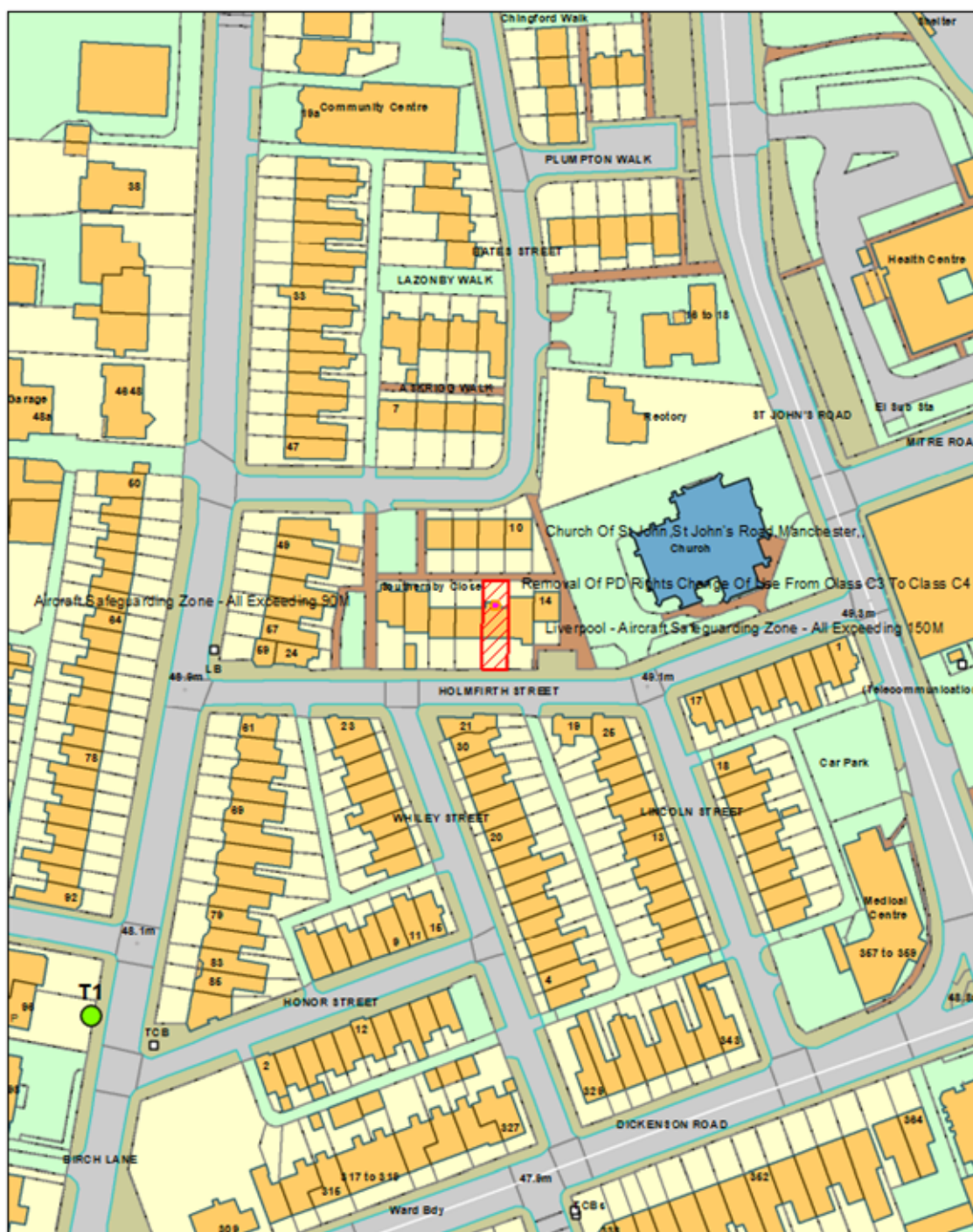
The proposal is related to a two-storey terrace dwellinghouse on Southernby Close. The property is oriented, so the principal elevation faces into a pedestrianised part of Southernby Close and the rear of the property faces into Holmfirth Street given the appearance of a principal elevation. The property features a porch feature to the principal elevation and hardstanding at the rear (off Holmfirth Street).



Figure 1. Street scene

DESCRIPTION OF AREA

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



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Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of single storey front extension with a new porch and single storey rear extension.

SINGLE STOREY FRONT EXTENSION

The single storey front extension projects 4000mm from the principal elevation and spans 5760mm across the property leaving 150mm gaps to both boundaries. The single storey front extension is finished with matching brick and sloping tiled roof with 1no roof light. The proposed extension features new glazing to the front.

NEW PORCH

The proposed new porch projects 1500mm from the 4000mm projecting proposed front extension (for a maximum projection of 5500mm with a 1000mm gap to the rear boundary. The proposed porch spans 2100mm leaving 2000mm to each side boundary. The porch is finished in matching brick with a flat roof.

SINGLE STOREY REAR EXTENSION

The proposed single storey rear extension projects 5500mm from the existing rear elevation and spans 2770mm from a 150mm gap to the boundary with No12 and a 3000mm gap to the shared boundary with No.8. The proposed rear extension is finished in matching brick with a flat roof with 1no roof light. The proposed rear extension features new glazing to the side and rear.

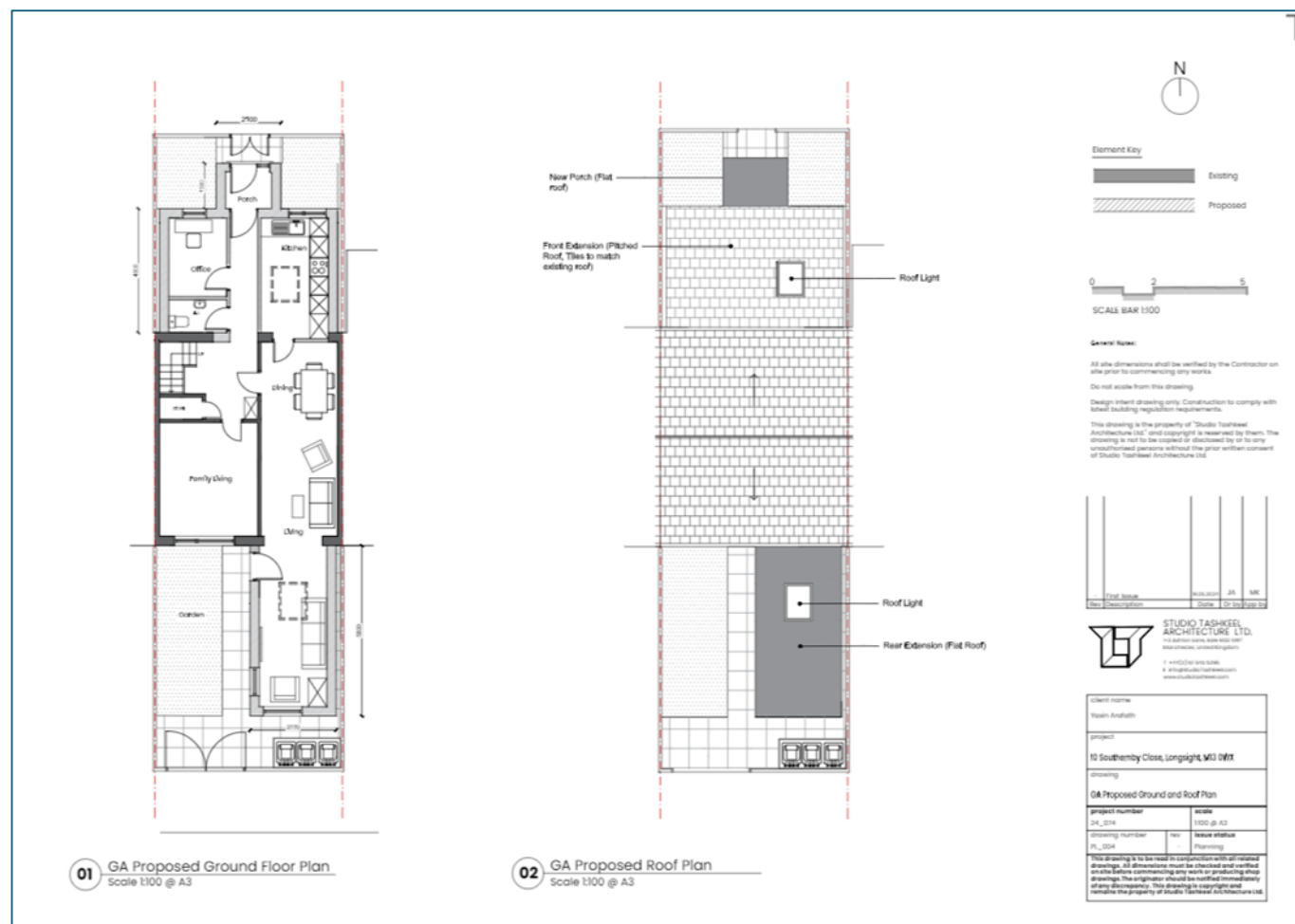


Figure 3. Proposed floor plan

PLANNING HISTORY

F00979/LA

Description: Erection of 77 dwellings: - 26 one bedroom 2 person flats, 22 two bedroom 4 person houses, 27 three bedroom 5 person houses and 2 four bedroom 7 person houses, with car parking facilities.

Decision: Approved 31/07/1974

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.

Due to the property orientation, there are some massing issues which arise from the proposed scheme.

UPDATED PROPOSED DEVELOPMENT.

SINGLE STOREY FRONT EXTENSION

The updated proposal reduces the projection of the proposed single storey front extension to 2750mm

NEW PORCH

The updated proposal reduces the projection of the new porch to 1280mm, and the span is increased to 2450mm

SINGLE STOREY REAR EXTENSION

The updated proposal reduces the proposed single storey rear extension to a 3000mm projection with it now spanning 5650mm across the rear elevation with gaps to the shared boundary.

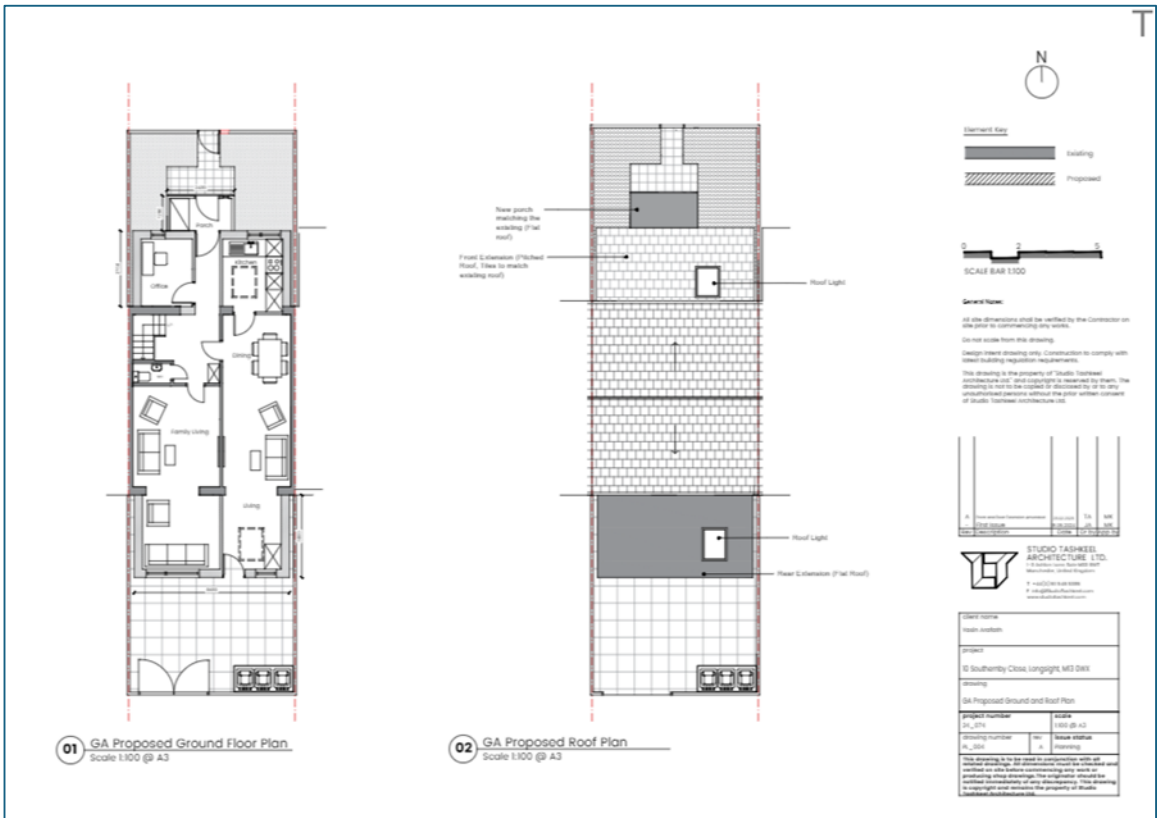


Figure 4. Updated floor plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Although the massing is reduced the new proposal has different effects to neighbouring boundaries. A 14-day consultation was sent out to the same people as before

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat5: Inner Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o 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 additions are 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 proposals are designed to be subservient to the original dwelling house by being entirely at ground floor level.

The proposed rear extension projects 3000mm which matches the permitted development rights for an attached residential dwelling and has minimal massing impacts to neighbours.

The proposed single storey front extension projects 2750mm which to match the extension to No12 which has been accepted with minimal massing effects to neighbours.

Due to its, size, position and location in relation to the neighbouring properties the proposal would not create and over-dominant or overbearing feature.

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

Given the position of the extensions and the limited massing, together with the use of proposed materials (brick to match), the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably the front extension approved at No 12 (103373/FH/2013/N2) and would not therefore disrupt the area's existing features. It is noted that the rear extension, at 3000mm is aligned to permitted development rules.

EFFECTS ON AMENITY

PRIVACY

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

The new porch has side facing windows which should be obscure glazed to match existing. This has been conditioned.

LIGHT

Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal.

NOISE

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

ACCESSIBILITY

The proposal introduces a new porch however doesn't create an accessibility issue to the property.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park 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 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 10 Southernby Close, Manchester, involving the erection of a single-storey front extension with a new porch and a single-storey rear extension, has been carefully reviewed. The design, scale, and materials of the extensions are in keeping with the existing property and the surrounding area. The proposal does not adversely affect the character of the street, neighbouring properties, or the overall amenity of the area. Given the minimal impact on privacy, light, and noise, and the maintenance of adequate external amenity space, the development is considered acceptable. 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.	Drawing - Location Plan	10 Mar 2025	PL-001 A	LOCATION	PLAN/EXISTING	AND
	PROPOSED SITE PLAN					
b.	Drawing - Existing	03 Feb 2025	PL-002	GENERAL ARRANGEMENT	GROUND FLOOR AND	
	ROOF PLAN					
c.	Drawing - Existing	03 Feb 2025	PL-003	GENERAL ARRANGEMENT	ELEVATIONS	
d.	Drawing - Proposed	10 Mar 2025	PL-004 A	GROUND AND ROOF PLAN		
e.	Drawing - Proposed	10 Mar 2025	PL-005 A	GA 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. OBSCURED GLAZING

Before first occupation the side facing windows in the proposed porch 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Flat 2, 21 Holmfirth Street, Manchester, M13 0NS
10 Bates Street, Manchester, M13 0WL
19 Holmfirth Street, Manchester, M13 0NS
6 Bates Street, Manchester, M13 0WL
Flat 3, 21 Holmfirth Street, Manchester, M13 0NS
Flat 1, 21 Holmfirth Street, Manchester, M13 0NS
14 Southernby Close, Manchester, M13 0WX
12 Southernby Close, Manchester, M13 0WX
8 Southernby Close, Manchester, M13 0WX
8 Bates Street, Manchester, M13 0WL
30 Whiley Street, Manchester, M13 0WR

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
Area Team Boundary - Name: NORTH AREA