MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141789/FH/2024
Date registered valid:	20 December 2024
Proposal:	Erection of part single, part two storey side and rear extension and front porch
Address:	42 Barrow Hill Road, Manchester, M8 8DB
Ward(s):	Cheetham Ward
Applicant:	Mrs Seher Rashid
Agent (if any):	Mr Tarique Cousins, Extend Your Home
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24/02/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 January 2025

Standard consultations:
Printed: 14 January 2025 Expired: 4 February 2025

Neighbour notifications
Printed: 14 January 2025 Expired: 4 February 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Barrow Hill Road. The property is built from red brick with black tiles on a gable roof, with hardstanding for car parking and a small front garden to the front with a garden to the rear. There is an existing single storey 6m PDE extension to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Barrow Hill Road is residential street in the Cheetham Hill Ward of Manchester. The area is predominantly residential in terms of its character, consisting of mostly semi-detached 2 storey dwellinghouses, with Unity Community Primary School directly adjacent to the site.

Description of development
The applicant is seeking permission for the erection of a part single part two storey side extension to the side and rear and a front porch to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per Appendix 1 – no comments or objections received.

Environmental Health – No objection to the proposal subject to a condition being attached to any approval relating to gas protection measures.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.
- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:
- S1- Sustainable development

The National Planning Policy Framework (December 2023)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for the erection of part two storey part single storey side and rear extension and front porch to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed front porch would measure 1500mm x 2800mm with a hipped roof that has a maximum height of 3080mm, sloping down to 2440mm at the eaves. The minor scale of the front porch means it is only marginally larger than the 3m² allowed under permitted development rights and would not result in 'excessively large or bulky' addition to the property.

The single storey element of the proposal would project out from the sidewall by roughly 2590mm, up to the boundary wall with the neighbouring property. The ground floor would be set back from the front by 2710mm and would span the length of the property and existing rear extension at a length of 11253mm. It would have a gable roof with a maximum height of 2920mm, sloping down to 2410mm at the eaves on the boundary wall.

The two-storey element would have an additional set back of 1810mm from the ground floor section, a total set back of 5050mm from the front elevation of the house. It projects back from the rear by 3000mm and would span 6815mm in length and 4895mm in width. The roof would be hipped, with a maximum height of 6150mm, sloping down to 5050mm at the eaves, the ridge of the roof would be 1120mm lower than the ridge of the roof on the main house, ensuring it is subservient.

Although large, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Residential Amenity
As the proposed extension is large and extends close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. However, given the east facing direction of the garden, and the neighbouring property being set slightly higher than the applicant property in the addition to the side extension using a hipped

roof with a low eaves' height, the levels of overshadowing are considered to be acceptable in this instance.

The side elevations would remain blank and featureless to prevent ant overlooking or privacy concerns, the rear elevation would feature, 1no. window and one set of glazed double doors on the ground floor and 1no window on the first floor, and the front elevation would feature 1no.windows and 1no. front door at ground floor and 1no window at first floor. It is not anticipated that the new glazed doors and windows would cause any privacy issues for the residents or neighbours as they are all located on the front and rear elevations.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed extension would be built of brickwork uPVC windows and doors to match the existing dwellinghouse. Its side elevations would remain blank and featureless, whilst its rear elevation would feature a double-glazed door at ground floor and 1no. window at first floor. Its front elevation would feature 1no. new windows and a front door at ground floor and 1no. new window at first floor. The roof would be hipped to minimise its footprint as much as possible.

Although large in scale, 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 also on Barrow Hill Road.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage
Bin and bin stores to be stored at the front as per site plan.

Parking
The set back of the side extension will allow for the same amount of parking spaces as existing.

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
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. 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 and Site Plan – 4th February 2025.
b. Drawing – GF Plan – 20th December 2024 – Drawing no. 04
c. Drawing – 1F Plan – 4th February 2025 - Drawing no. 05 REV B
d. Drawing – Front Elevation – 4th February 2025 - Drawing no. 06 REV B
e. Drawing – Side Elevation – 4th February - Drawing no. 07 REV B
f. Drawing – Rear Elevation – 4th February - Drawing no. 08 REV B
g. Drawing – Side Elevation – 4th February - Drawing no. 09 REV B

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on

the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. GAS 01:
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 to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 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 (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

44 Barrow Hill Road, Manchester, M8 8DB
21 Venture Scout Way, Manchester, M8 8SY
23 Venture Scout Way, Manchester, M8 8SY
19 Venture Scout Way, Manchester, M8 8SY
40 Barrow Hill Road, Manchester, M8 8DB

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 -
Area Team Boundary - Name: NORTH AREA