



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141610/FH/2024

DATE REGISTERED VALID: 6 December 2024

PROPOSAL: Erection of a single storey front extension together with the installation of ramped access to the rear

ADDRESS: 21 Greenwood Road, Manchester, M22 8AU

WARD(S): Northenden Ward

APPLICANT: Mrs Donna Hindley, Manchester City Council

AGENT (IF ANY): Mr Richard Harris, Manchester City Council

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

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 14/01/2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 December 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 December 2024 Expired: 10 January 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 proposal related to a two-storey mid terrace dwellinghouse on Greenwood Road. The property sits on an angled corner with a full gable front feature into Greenwood Road. The property features hardstanding to the front for off street vehicle parking and a ramp to the front door and a paved garden to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Northenden ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a single storey front extension together with the installation of ramped access to the rear

SINGLE STOREY FRONT EXTENSION

The proposed single storey extension projects 1800mm from the existing elevation of the gable end and spans 2700mm across leaving a 350mm gap to the shared boundary. The proposed extension is finished with a sloping tiled roof. The proposed extension is for use as an accessible bathroom.

RAMP TO REAR

The proposed ramp projects 1200mm from the main rear elevation and spans 3000mm across the rear to provide disabled access.

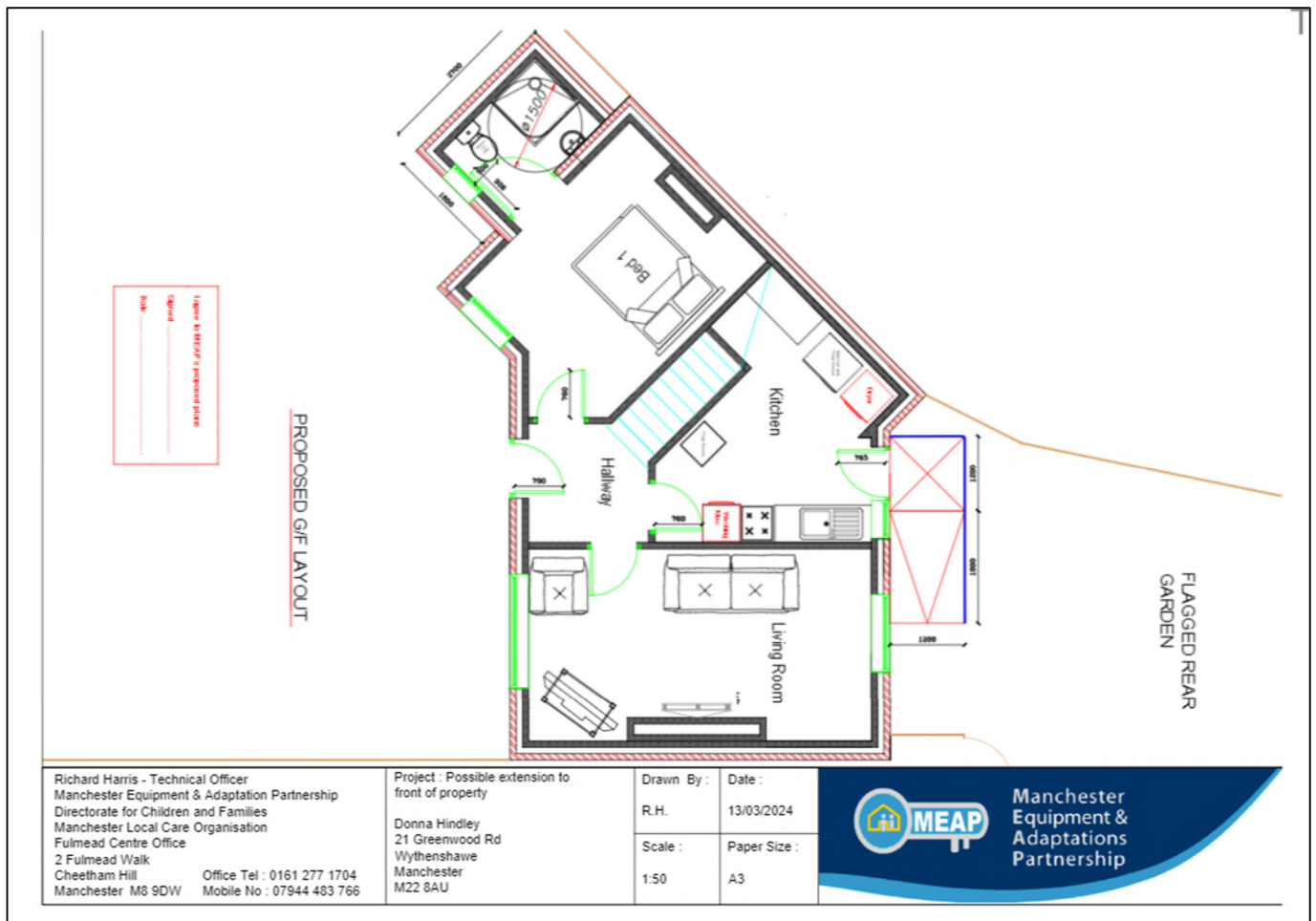


Figure 2. Proposed floor plan

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

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.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- [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 3 - Housing
 - H 10 - Housing for people with additional support needs
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern 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

ASSESSMENT

We have assessed the proposal against the policies set out above using the principles of development management set out in Policy DM 1 of the Core Strategy.

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

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and tile to match the existing property (according to the application form).

The proposal is designed to be subservient to the original dwelling house with the front extension being of minimal massing and at ground floor level. It is noted to be similar in size and design to a front porch.

The proposed ramp is of minimal massing and a minor development.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT. DEVELOPMENT SHOULD HAVE REGARD TO THE CHARACTER OF THE SURROUNDING AREA

The proposal can be seen from the street however its size, material and design minimise any harm to the street scene.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size, scale, design and materiality, to others nearby, notably a very similar structure at No 53. Therefore, it can fit on the property site and won't disrupt the area's existing features.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

EFFECTS ON AMENITY, INCLUDING PRIVACY, LIGHT, NOISE, VIBRATION, AIR QUALITY, ODOURS, LITTER, VERMIN, BIRDS, ROAD SAFETY AND TRAFFIC GENERATION

The proposal adds 1 no side facing window. Due to the orientation of the window, there is minimal likelihood of overlooking however a condition has been added for an obscured window to minimise risk. As the proposed extension is for bathroom the condition will not be particularly onerous on the applicant.

The proposal is expected to have a negligible effect on local light, noise, air quality/odours, litter/vermin/bird's road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

ACCESSIBILITY: BUILDINGS AND NEIGHBOURHOODS FULLY ACCESSIBLE TO DISABLED PEOPLE, ACCESS TO NEW DEVELOPMENT BY SUSTAINABLE TRANSPORT MODES

The proposed additions would enable accessible accommodation and is being completed through the Manchester Equipment and Adaptations Partnership (MEAP) allowing disabled and older people to maximise independence, choice, safety and quality of life.

The proposal is therefore in accordance with this development management principle.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE

The proposal adds space inside the property with minimal effect to the outdoor area the proposal is therefore in accordance with this development management principle.

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 and the proposal is therefore in accordance with this development management principle.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules as a householder application.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development. The proposal would minimally affect green infrastructure and would balance new development with existing green space and the proposal is therefore in accordance with this development management principle.

FLOOD RISK AND DRAINAGE

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

OTHER MATERIAL CONSIDERATIONS

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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 21 Greenwood Road, involving the erection of a single-storey front extension and the installation of ramped access to the rear, has been thoroughly assessed against relevant planning policies and principles. The design, scale, and materials of the extension are in keeping with the existing property and the character of the surrounding area. The development is not expected to significantly impact local amenities, privacy, light, noise, or traffic. No objections were raised during the consultation process. Therefore, the proposal is considered acceptable and is recommended for approval, 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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	27 Nov 2024	THE LOCATION PLAN
b.	Drawing - Existing	27 Nov 2024	GF PLAN
c.	Drawing - Existing	27 Nov 2024	ELEVATIONS
d.	Drawing - Proposed	27 Nov 2024	GF PLAN
e.	Drawing - Proposed	27 Nov 2024	ELEVATIONS
f.	Drawing - Proposed	27 Nov 2024	BUILDING NOTES

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 windows in the approved extension 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

23 Greenwood Road, Manchester, M22 8AU

19 Greenwood Road, Manchester, M22 8AU

6 Boothfield Avenue, Manchester, M22 8AL

5 Boothfield Avenue, Manchester, M22 8AL

APPENDIX 2 – PLANNING CONSTRAINTS

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

Area Team Boundary - Name: SOUTH AREA