



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142012/FH/2025

DATE REGISTERED VALID: 29 January 2025

PROPOSAL: Installation of new glazed doors with associated balustrading, following removal of existing bays; replacement of conservatory roof with pitched slate roof.

ADDRESS: 30 Kingston Road, Manchester, M20 2RZ

WARD(S): Didsbury East Ward

APPLICANT: T Garcez

AGENT (IF ANY): Mr Paul Judge, Paul Judge Design

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

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 07 March 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	06 February 2025	
Standard consultations:	Printed: 31 January 2025	Expired: 21 February 2025
Neighbour notifications:	Printed: 31 January 2025	Expired: 21 February 2025
Site notice:	Posted: 5 February 2025 Expired: 26 February 2025	
Press advert:	Published: 4 February 2025	Expired: 25 February 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Didsbury St James Conservation Area 1970	
Tree Preservation Order:	Not applicable	

DESCRIPTION OF SITE/BUILDING

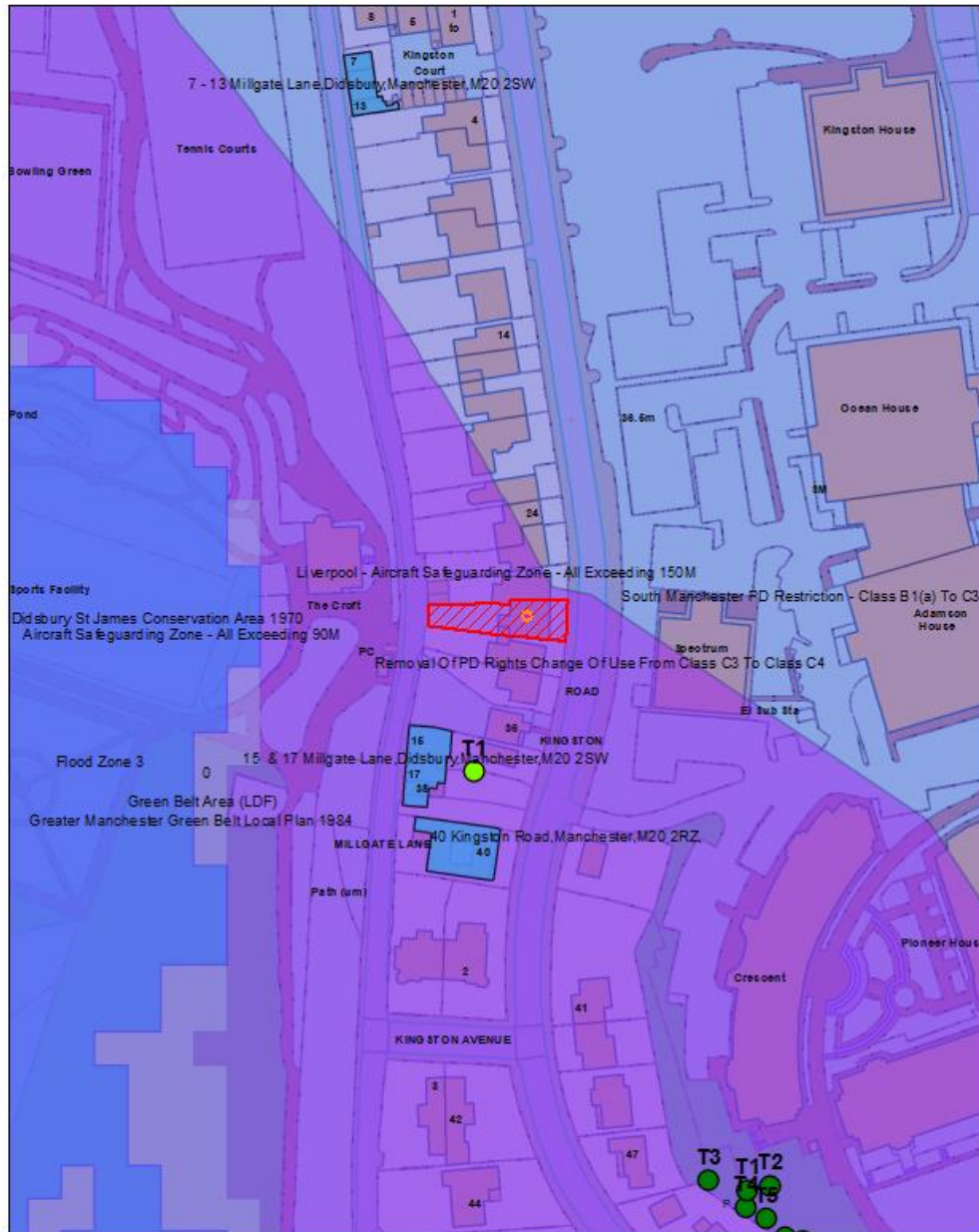
The proposal is related to a two storey semi detached dwellinghouse on Kingston Road. The property features an existing two storey outrigger and further ground floor extension with a conservatory style roof. The property features hardstanding to the front for off street vehicle parking and a garden to the rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal sits in a mostly residential part of the Didsbury East ward of Manchester. The property is in the Didsbury St James Conservation Area. The site sits between Kingston Road to the east (with Towers Business Park adjacent) on and Millgate Lane to the west (with Fletcher Moss Botanical Garden adjacent). The site is also located in the buffer zone for the historic Parrs Wood Road landfill site.



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Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Installation of new glazed doors with associated balustrading, following removal of existing bays; replacement of conservatory roof with pitched slate roof.

NEW GLAZED DOORS WITH ASSOCIATED BALUSTRADING, FOLLOWING REMOVAL OF EXISTING BAYS

The proposal replaces the existing bay style windows with new full length bifold glass doors with a Juliet style balcony balustrade which projects 100mm from the elevation.

REPLACEMENT OF CONSERVATORY ROOF WITH PITCHED SLATE ROOF

The proposal replaces the existing conservatory style roof on the ground floor extension with a brick and pitched slate roof to match the main property.

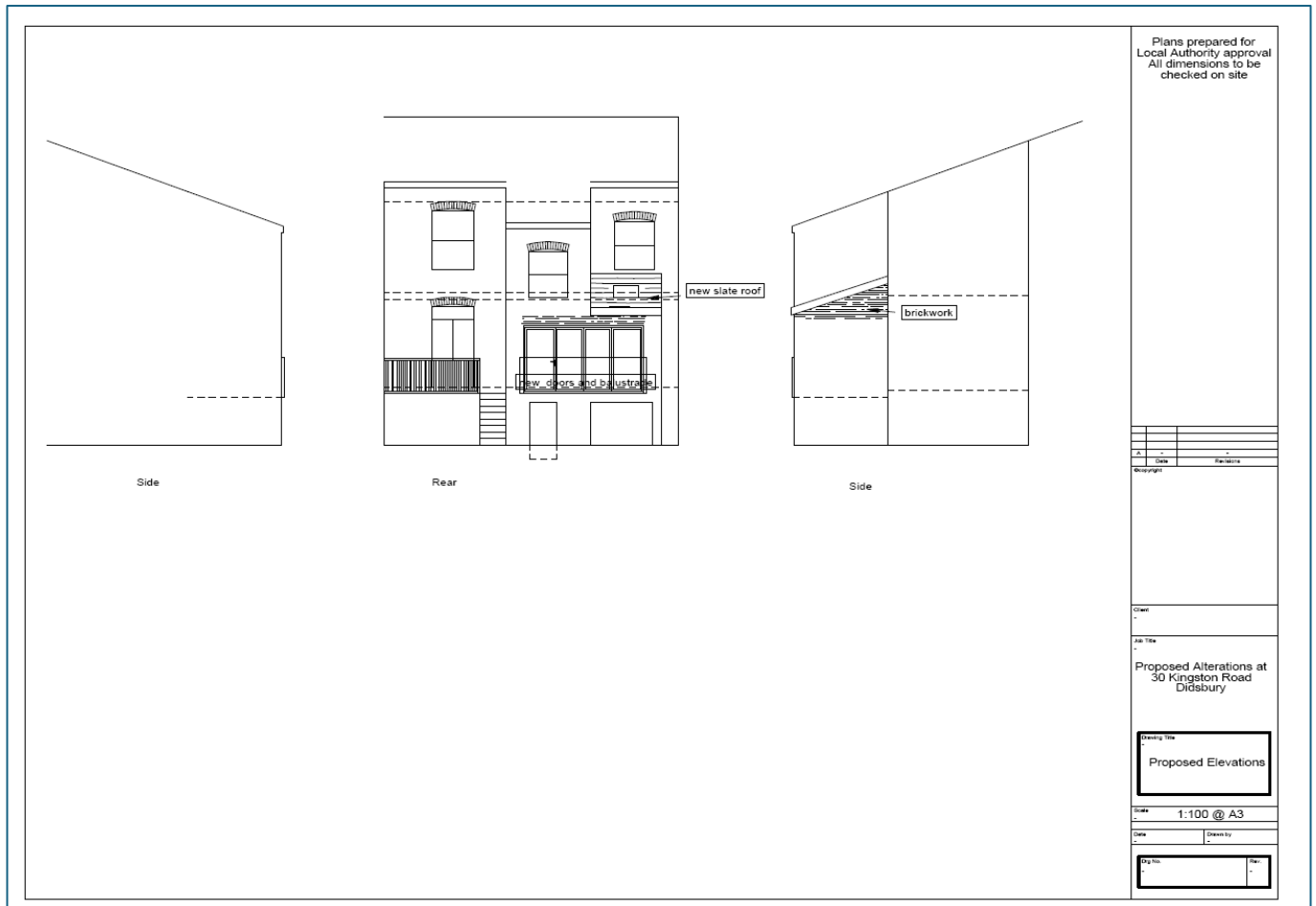


Figure 3. Proposed elevations

PLANNING HISTORY

040470

Description: Single storey dining room/kitchen extension to dwellinghouse

Decision: Approved 10/01/1991

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

RESIDENTS ASSOCIATIONS AND GROUPS

No representations received.

PUBLICATIONS

SITE NOTICE AND PRESS ADVERTISEMENTS

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](#)
 - 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 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 18 - Contaminated Land and Ground Stability
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC18 - Conservation Areas
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

PRINCIPLE

The City Council recognises many people prefer to extend and develop their existing homes rather than move. The principle of a residential extension is accepted.

ISSUES

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

The proposed works add minimal massing to the dwelling with a small rise to the roofline on the new extension roof. This would have a minimal effect to the neighbouring property given their existing extension.

The materials proposed are brick and tile to match and the new glazing is designed to modernise the rear elevation whilst fitting in with the architectural vernacular of the existing building.

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

The proposed development would be visible from Millgate Lane however given the use of materials and minimal massing the proposal would have little visual impact on the street scene and so is acceptable.

Properties on Kingston Road feature several rear extensions and modern elevational alterations which have been accepted into the character of the area and wider conservation area.

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

PRIVACY

The proposal includes replacing the glazing to the rear of the property. It doesn't unduly affect privacy because there are existing windows to these elevations and are all at ground level.

LIGHT

The minimal added massing to the existing extensions roof would have minimal effect to local light especially considering the existing extensions at these properties.

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 has no impact to the balance of internal and external space.

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.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is located within the buffer zone for the historic Parrs Wood Road landfill site however due to the nature of the works not involving any ground works an Environmental Health consult was not required.

The proposal is within the Didsbury St James Conservation Area.

Didsbury St James conservation area, nine kilometres south of the city centre, was designated in November 1970.

The quality of the built environment, as well as the setting of buildings, is of a very high standard, and a similar high standard will be expected of any scheme which proposes new buildings, extensions, or other major developments.

The existing well-treed suburban character of the conservation area should be maintained, and any development proposals should respect this. The construction of large floorplan buildings without substantial landscape intervening would inevitably damage the quality of the setting.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions and outbuildings.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal has no effect on existing green space.

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 30 Kingston Road involves the installation of new glazed doors with associated balustrading and the replacement of the conservatory roof with a pitched slate roof. The development is designed to modernize the property while maintaining its architectural integrity and fitting within the character of the Didsbury St James Conservation Area. The proposal has been carefully assessed and found to have minimal impact on the surrounding area, neighbouring properties, and local heritage assets. No objections were received from local residents or associations. The development complies with relevant policies and guidelines, and it is recommended for approval.

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.	Application Form	29 Jan 2025	APPLICATION FORM
b.	Drawing - Location Plan	29 Jan 2025	THE LOCATION PLAN
c.	Drawing - Existing	29 Jan 2025	ELEVATIONS
d.	Drawing - Existing	29 Jan 2025	FLOOR PLANS
e.	Drawing - Proposed	07 Mar 2025	REV A ELEVATIONS
f.	Drawing - Proposed	29 Jan 2025	FLOOR PLANS
g.	Design & Access Statement	29 Jan 2025	
h.	Heritage Statement	29 Jan 2025	

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Didsbury Civic Society

The Croft, Millgate Lane, Didsbury, Manchester, M20 2SW

Spectrum House, Towers Business Park, Wilmslow Road, Manchester, M20 2SE

32 Kingston Road, Manchester, M20 2RZ

28 Kingston Road, Manchester, M20 2RZ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Didsbury St James Conservation Area 1970

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH AREA