

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141470/FH/2024
Date registered valid: 6 December 2024
Proposal: Erection of a part-single / part-two storey rear extension to form additional living accommodation.
Address: 6 St Chads Road, Manchester, M20 4WH
Ward(s): Withington Ward

Applicant: Ahmed
Agent (if any): Mr Karim
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 January 2025

Standard consultations: Printed: 17 December 2024 Expired: 10 January 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rounded bay to the front, a brick driveway and modest front garden bordered by a low-level redbrick wall and a spacious rear garden.







Description of area

Saint Chad's Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Mauldeth Road, and Kingsway (A34). The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey rear extension to form additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

HS2 made no objections to the proposal, subject to an informative note being attached to the decision notice.

Flood Risk Management indicated that the development is sited within Flood Zone 2 and therefore requested a pre-commencement condition relating to the submission of a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards be attached to the decision notice.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

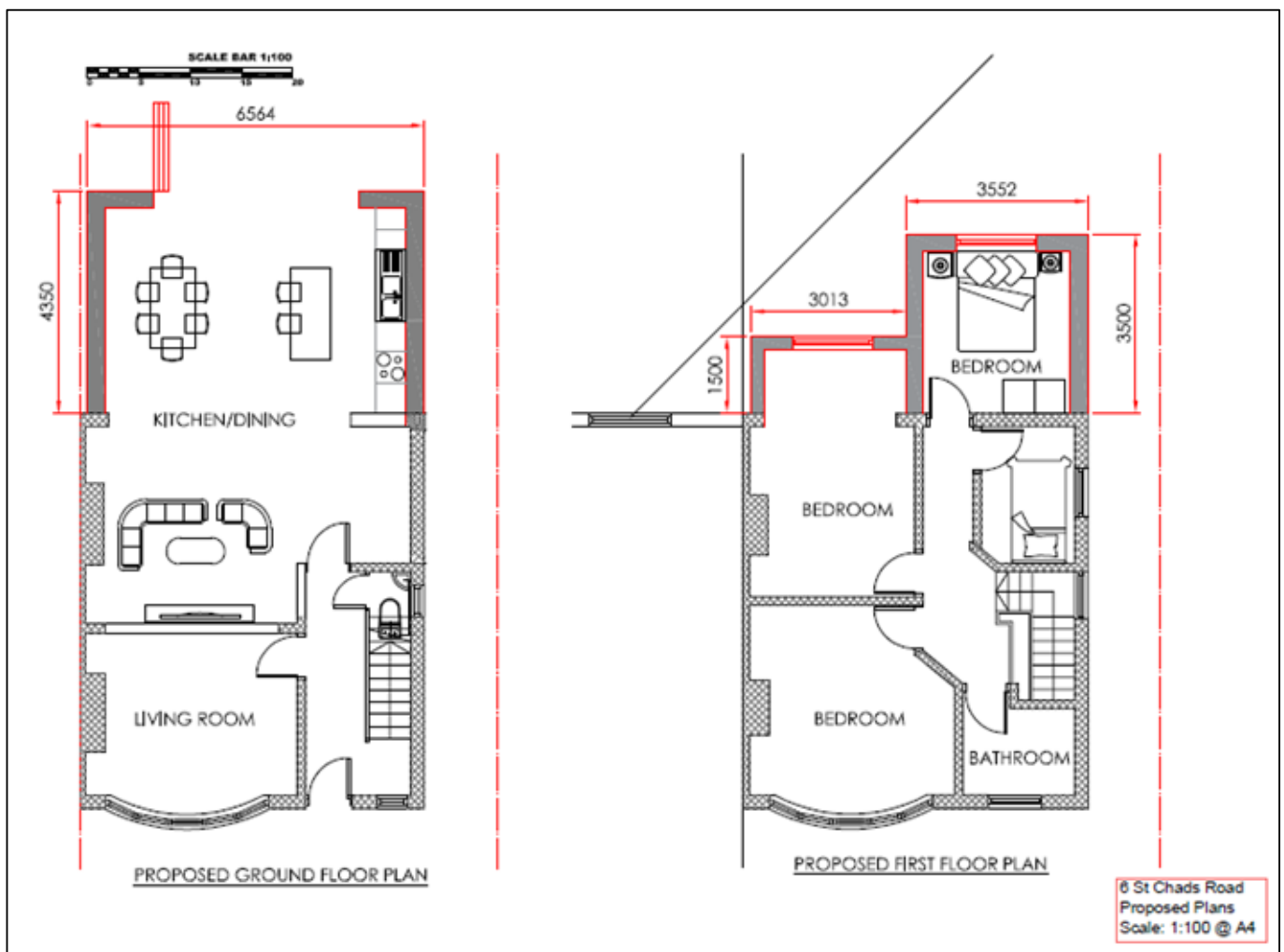
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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.

- **Policy JP-P1: Sustainable Places**



Submitted [amended] proposed plans



Submitted [amended] proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a part-single/part-two storey rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the rear of the property, facing west. At ground floor level, it would project 4.35m rearwards from the host dwellinghouse, with a width of 6.564m, a pitched roof height of 3.126m, and an eaves height of 2.7m. A gap of 1.419m would be maintained to the boundary shared with No.4 Saint Chad's Road and a gap of 0.118m would be maintained to the boundary shared with No.8 Saint Chad's Road. At first-floor level, the extension would project 3.5m rearwards from the host dwellinghouse (1.5m adjacent to the

boundary), with a width of 6.564m, a hipped roof height of 6.368m (set 2.482m below the existing ridge), with an eaves height of 5.324m to match the existing. A gap of 1.419m would be maintained to the boundary shared with No.4 Saint Chad's Road and a gap of 3.163m would be maintained to the boundary shared with No.8 Saint Chad's Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork and roof tiles to match the existing dwellinghouse with double-glazed uPVC windows. At ground floor level, the extension would feature blank side elevations, a set of bi-folding doors to the rear and 3no. skylights to its rear-facing roof slope. At first-floor level, the extension would feature blank side elevations and 2no. windows to the rear.

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 in this locale. Sited at the rear of the property, the proposal would not be visible within the street scene. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would feature subservient dimensions to the host dwellinghouse with adequate gaps maintained to the plot's boundaries at first-floor level, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking - the current parking arrangements would be unaffected by the proposal.

Elevational alterations – the proposal also includes the following elevational alterations:

- Blocking up of the ground-floor door in the northern side elevation facing No.4 Saint Chad's Road.
- Installation of a new first-floor window in the northern side elevation facing No.4 Saint Chad's Road. This has been conditioned to be obscurely glazed.

Subject to the adherence to the aforementioned condition, these alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13548939', stamped as received by the City Council as Local Planning Authority on the 8th November 2024.

'Proposed Plans', stamped as received by the City Council as Local Planning Authority on the 30th January 2025.

'Proposed Elevations', stamped as received by the City Council as Local Planning Authority on the 30th January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the details included within the document labelled 'Flood Risk Assessment Data', stamped as received by the City Council as Local Planning Authority on the 6th December, no development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include:

- Assessment of the estimated flood level for the Site.
- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).
- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Thereafter the development shall be carried out in accordance with the approved details.

Reason - To promote sustainable development and manage the risk of flooding, pursuant to policies EN8 and EN14 of the Manchester Core Strategy as well as national policies within the NPPF and NPPG.

5) Before first occupation, the proposed first floor window in the northern side elevation facing No.4 Saint Chad's Road 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.

Informatives

1) The applicant is advised that the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
High Speed Two (HS2) Limited

4 St Chads Road, Manchester, M20 4WH
5 Shireoak Road, Manchester, M20 4NY
1 St Chads Road, Manchester, M20 4WH
8 St Chads Road, Manchester, M20 4WH
3 St Chads Road, Manchester, M20 4WH
7 Shireoak Road, Manchester, M20 4NY
3 Shireoak Road, Manchester, M20 4NY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA