

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142068/FH/2025
Date registered valid: 4 February 2025
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 26 Gateacre Walk, Manchester, M23 9BA
Ward(s): Brooklands Ward

Applicant: Mr Laith Danoon
Agent (if any): Mr Barry Cullen
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1st April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 February 2025 Expired: 28 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 site/building relates to a brick built two storey detached residential dwelling house in the Brooklands ward area of Manchester. The site features two large front dormers and integral garage. Off road car parking is located to the front with access along the side and garden to the rear. Boundary treatment is open to the front with timber fencing to the rear.



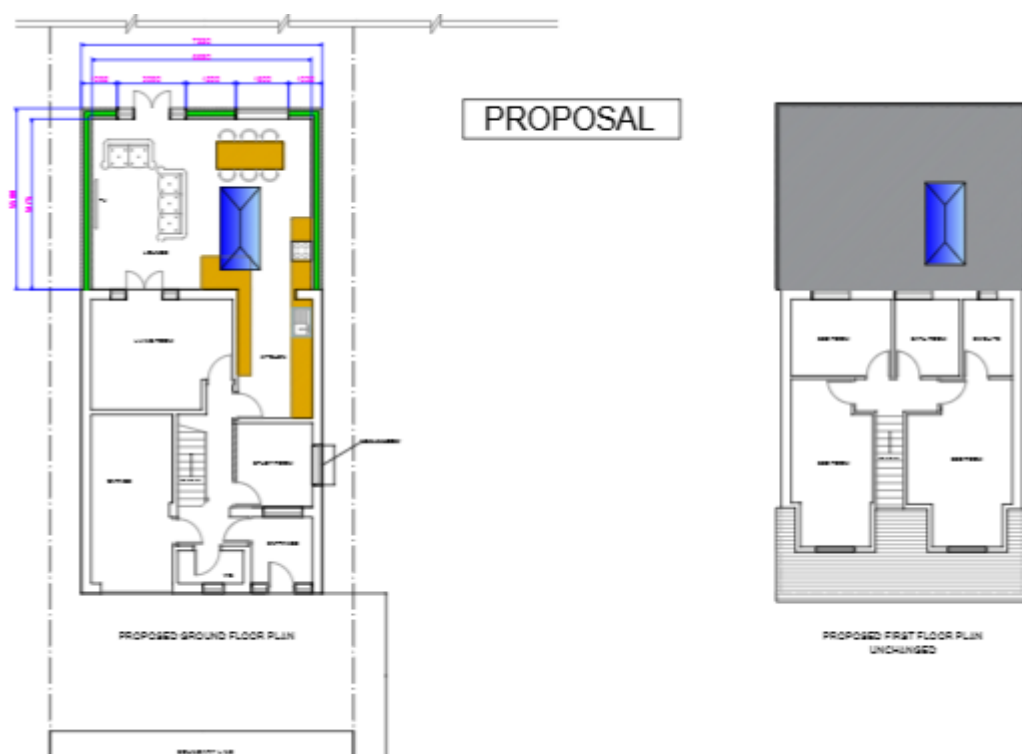
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties along this section of Gateacre Walk having similar style and design.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension which would provide additional living space for the occupants of the property.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles

- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to Gateacre Walk

Previous planning applications relating to this site as follows:

137333/FH/2023 - Erection of a single storey rear extension to form additional living accommodation Approved 14th August 2023

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension.

The proposed extension would be sited across the back wall measuring 5.5m in projection to a width of 7.3m and would not project beyond the side walls of the host dwelling, retaining gaps to number 24 and 28 Gateacre Walk. The roof would be flat with inclusion of a roof lantern. The

proposed fenestration a window and double doors, would be in keeping with the existing fenestration in the property and in terms of visual amenity appear to be acceptable to the character of the property; no fenestration is proposed on the side elevations of the extension.

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site with regards to loss of privacy/overlooking, loss of light or overbearing impact. Although the proposal exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objection from the adjoining properties. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development. The property to the north has a large extension and the extension would be to the north of the detached property to the south with a retained gap to the boundary.

The extent of the single storey extension is the same as previously approved, the only alteration was in relation to the roof, going to a flat roof reducing the impact of the proposal.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and massing

The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension is considered would not present an unusual feature in the immediate area due to the existence of other similar additions to a variety of house types in the immediate area. The size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching materials as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement the host dwelling detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Waste management

The storage of bins is not affected by this proposal as adequate space along the side is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 this permission.

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

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

Received 4th February 2025 numbered 1443 prelims annotated as Existing and proposed plans and elevations

Received 4th February 2025 annotated as Proposed site plan

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

3) 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

375 Wythenshawe Road, Manchester, M23 9AZ
369 Wythenshawe Road, Manchester, M23 9AZ
28 Gateacre Walk, Manchester, M23 9BA
24 Gateacre Walk, Manchester, M23 9BA
373 Wythenshawe Road, Manchester, M23 9AZ
371 Wythenshawe Road, Manchester, M23 9AZ
367 Wythenshawe Road, Manchester, M23 9AZ
365 Wythenshawe Road, Manchester, M23 9AZ

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