

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141960/FH/2025
Date registered valid: 21 January 2025
Proposal: Erection of a single storey side extension
Address: 15 Sandering Drive, Manchester, M8 8YT
Ward(s): Cheetham Ward

Applicant: Mr Mohammad Salehi
Agent (if any): Mr Ahmad Turkmani, AT A. Design
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

Printed: 3 February 2025 Expired: 24 February 2025

Neighbour notifications

Printed: 3 February 2025 Expired: 24 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two storey, pitched roof, detached dwellinghouse in the Cheetham ward of north Manchester. The site is within a predominantly residential setting. There is an existing canopy covering along the front elevation which inter links a pitched roof carport covering in-part along the side elevation. Projecting from the rear building line of the existing car port is a timber frame flat roof extension along the common shared boundary with no. 11 Sandering Drive; which maintains a distance of approximately 552mm from a single storey flat roof rear extension of brick construction (approximately 3.3 metres deep). There is also an existing timber frame outbuilding along the rear garden and wheeled bins are stored along the front elevation.



(Site visit 11.02. 2025)



Appian Way Industrial Estate is broadly to the west of the site, with Bury New Road (the A56), to the south, offering a mix of commercial uses, recreational uses, retail, takeaways, office uses and transport connectivity.

Site History

- E16483/LA - Use of land for public open space with associated play and recreation facilities and alteration to existing vehicular and pedestrian accesses, APPROVED 18.01.1984
- 020564 - CITY COUNCIL DEVELOPMENT Creation of public open space with associated facilities for play and informal recreation, APPROVED 04.01.1984
- 071826/FO/2004/N1 - Erection of 92 dwellinghouses with associated parking and landscaping, APPROVED 09.12.2004
- 073640/FO/2004/N1 - Residential development comprising 9 dwelling houses, APPROVED 14.12.2004

Description of development

The submitted plan proposes a single storey side extension.

Upon assessment of the initially submitted plans, concerns were raised with the planning agent regarding the proposed depth of on-site car parking to be retained, which falls short of the Council's minimum standard of - 6 metres deep, the proposed window along the side boundary, refuse management arrangements not having been sufficiently demonstrated, together with the proposed door along the front elevation.

Following negotiations, revised plans were subsequently submitted, (dated, 27/02/2025). The initially proposed window along the side boundary is removed, the initially proposed door along the front elevation is also removed with replacement windows instead. The proposed depth of on-site car parking to be retained, is now in line with the Council's minimum standard, and clarification has been provided in relation the proposed storage location of a covered wheel bin store.

The revised single storey side extension would be set back from the front building line of the host dwelling approximately 2483mm. It would maintain a proposed width of approximately 3390mm, whilst being stepped away from the common shared boundary with no. 11 Sandering Drive to leave a small gap of approximately 80mm from this boundary. It then projects along

this common shared boundary approximately 10160mm deep, then comes forward of the existing single storey flat roof rear extension approximately 3390mm wide and would measure approximately 2819mm maximum height. It would comprise of a flat roof (which would be consistent with existing rear extension) and would include 2no. windows along the front elevation and 1.no widow along the rear elevation. It is intended to use external facing materials to mirror the existing rear extension and original dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received.

2. Environmental Health

Environmental Health officers have advised the following condition is attached to any recommendation for planning approval.

- GAS01 New applications for extensions

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).

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 27/02/2025).

Principle of development

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single storey side extension) - In this instance, in light of the revised plans subsequently submitted, (dated, 27/02/2025); it is not considered that the proposed extension would unduly impact on the residential and visual amenity of the neighbourhood, nor would it adversely impact on the character of the property or the general area. The proposed scale, height and footprint in relation to the existing property is not considered to give rise to any overbearing or overshadowing impacts or loss of privacy impacts on neighbouring property; specifically, no. 11 Sandering Drive. There are no windows proposed within the side elevation of the extension; therefore, there would be no overlooking impacts on the neighbouring occupiers along the side boundary.

The proposed extension has a flat roof which is consistent with the existing rear extension. However, whilst the flat roof design is not in character with the original dwellinghouse, given the presence of the existing side and rear extensions the proposal is not considered to have any unduly harmful impact on visual amenity and the character of the street scene; coupled with the fact that the proposed side extension element would be significantly set-back from the front building line of the host dwelling by approximately 2483mm, and it would be significantly hidden behind the existing pitched roof carport, in-part along the side elevation, it would not be readily visible from the immediate highway. The proposed extension in terms of external facing materials would be an improvement in contrast to what it would replace. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In this instance, the existing timber frame flat roof extension in-part along the common shared side boundary with no. 11 Sandering Drive does not have any fenestration along the common shared side boundary, but 1no. door along the rear elevation. The revised plan subsequently submitted, (dated, 27/02/2025) has negotiated removal of the initially proposed window along the side boundary and the initially proposed door along the front elevation is also removed with replacement windows along the front elevation instead. The proposed extension would also comprise of a flat roof (which would be consistent with existing single storey brick facing rear extension), including proposed external facing materials to mirror the existing single storey rear extension and original dwellinghouse. Therefore, given the existing and resultant contextual relationship, proposed development is considered to be acceptable in terms of design and appearance and would not unduly harm the character of the building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - It is intended to provide a covered wheel bin store in a specified location along the front garden - (revised plan dated, 27/02/2025), which is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - It is intended to retain a depth of on-site car parking in line with the Council's minimum standard of 6 metres deep - (revised plan dated, 27/02/2025), which

is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

In assessing the merits of a planning application officers will seek to work with the applicant / agent in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, revised plans were subsequently submitted, (dated, 27/02/2025). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 21 January 2025.
- Supporting Information, received by the City Council as the Local Planning Authority on 21 January 2025.
- Location Plan, Existing and Proposed Site Plans with application site edged in red, Drawing No. PP204(1)25, received by the City Council as the Local Planning Authority on 27 February 2025.
- Existing Floor Plan and Elevations, Drawing No. PP205(2)25, received by the City Council as the Local Planning Authority on 27 February 2025.
- Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall be those stated in the submitted planning application form and as shown on the approved drawings: Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025.

Reason - To ensure that 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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) 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).

5) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Before first occupation of the development thereby approved, the proposed dormer window along the front elevation to serve the bathroom, and as shown on: Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025; shall be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

8) Wheeled bins shall be stored along the front garden, in the specified location and enclosed timber frame bin store and as shown on: Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025,

and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) The extension hereby approved and as shown on: Proposed Floor Plan and Elevations, Drawing No. PP205(3)25, received by the City Council as the Local Planning Authority on 27 February 2025 cannot be sub-divided and can only be used as ancillary accommodation for the occupiers of 15 Sandering Drive only, and for no other use other than those incidental to the original dwellinghouse.

Reason - To use the extension for any other purpose would result in an over intensive use of the application site to the detriment of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester(1995), policies DM1 and SP1 of the Manchester Core Strategy (2012), and for the avoidance of doubt, as any proposal to use the extension as a separate residential unit, or business would require planning permission.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

12 Sandering Drive, Manchester, M8 8YT
218 Bury New Road, Manchester, M8 8DY
11 Sandering Drive, Manchester, M8 8YT

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 -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA