

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142080/FH/2025
Date registered valid: 6 February 2025
Proposal: Erection of single storey rear extension and single storey outbuilding to rear garden.
Address: 46 Bold Street, Manchester, M16 7AB
Ward(s): Moss Side Ward

Applicant: Mr. M Sabir
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2nd April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 February 2025 Expired: 5 March 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 application relates to a two storey mid-terrace of yellow brick with a mono-pitched roof. The property features a porch canopy to the front, along with a paved garden and driveway, and a rear garden containing a shed. There is a rear dormer recently added to the property.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Bold Street is residential in nature and is characterised by small yellow brick terraced dwellinghouses with the new Barrel Yard residential development on the north side of the street. It is part of the Alexandra Park Estate, in the Moss Side ward, and most homes are still owned by housing trusts hence very little householder development.

Description of development

The applicant is seeking planning permission for the erection of single storey rear extension and single storey outbuilding to rear garden.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

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 46 Bold Street

Previous planning application relating to this site as follows:

Planning reference 122864/FH/2019 - for the installation of a rear dormer to form additional living accommodation. This application was approved on 29.04.2019

Residential Amenity

The applicant is seeking planning permission for the erection of single storey rear extension and single storey outbuilding to rear garden.

Single storey rear

The proposed extension would project off the rear wall of the property and would measure 4.0m in projection extending across the rear up to the shared boundaries with the neighbouring properties either side. The roof would be mono pitch with the inclusion of two roof lights and bi folding doors would be positioned across the rear elevation leading into the rear garden. No windows are proposed on the side elevations.

Although the extension projects further than what DC1 policy would allow, there have been no objections and therefore could be constructed under the larger homes scheme.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible. The development would not result in any undue loss of light, loss of privacy or have an overbearing impact on the neighbouring property.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Outbuilding

The applicant proposes a single storey detached outbuilding following demolition of an existing outbuilding which would be located in the rear garden measuring 3.6m in depth x 6.0m in width

to a total height of 3.4m approximately with a dual pitch roof. A window and double doors would face towards the host dwelling.

Given the position of the glazing, it is not anticipated that there would be any significant overlooking or loss of privacy to the occupants at either side of the host dwelling over and above what could be achieved from an outbuilding that could be constructed utilising permitted development rights.

To ensure that the outbuilding provides use for ancillary purposes to the host dwelling, a condition has been attached. The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property, retaining amenity space to the site. Furthermore, the adjoining boundaries to the rear and sides, have detached structures in the rear gardens which partially screen the outbuilding from providing any significant harm. The fallback position would allow a structure in the same location should the roof height be reduced to 2.5m in total.

It is considered that the proposal would not interfere with the existing characteristics of the area and given its position in the application site, it is not considered that there would be any loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an outbuilding to the rear of the property.

Overall, there have been no objections to this proposal and in addition, it is considered that the garden can accommodate an extension to the host dwelling and an outbuilding of this size. It is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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, these are set to match as specified in the application form together with Charred Timber Cladding and roof tile on the outbuilding. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Disabled access

Not applicable

Bins

Bins storage is not affected by this proposal.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected 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

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 application has been determined in a timely manner and in accordance with the guidance contained within

saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 6th February 2025 numbered NA-P02 Proposed Floor Plan and Elevations

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 of the extension hereby permitted shall match those as stated on the Householder 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The detached outbuilding hereby approved shall not be used as a separate dwelling and should only be used as ancillary to the main dwelling house at number 46 Bold Street and shall not be used for any other purpose not connected to main dwelling.

Reason - To use the property for any other use or as a self contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Merriman Street, Manchester, M16 7AJ
2 Merriman Street, Manchester, M16 7AJ
12 Merriman Street, Manchester, M16 7AJ
14 Merriman Street, Manchester, M16 7AJ
42 Bold Street, Moss Side, Manchester, M16 7AB
44 Bold Street, Moss Side, Manchester, M16 7AB
48 Bold Street, Moss Side, Manchester, M16 7AB
4 Merriman Street, Manchester, M16 7AJ

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) -
Area Team Boundary - Name: SOUTH AREA