

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141968/FH/2025
Date registered valid: 22 January 2025
Proposal: Installation of rear decking and erection of single storey extension together with front porch canopy
Address: 37 Derby Road, Manchester, M14 6UX
Ward(s): Withington Ward

Applicant: Dr Elizabeth Morris
Agent (if any): Mr Sean Higginson. SLH Home design ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18/03/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

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

The application relates to a two-storey semidetached class C3 dwelling. The property is built from red brick with white render and black timber detailing on the bay gable end. The front of the house features hardstanding for car parking, a small landscaped front garden, recessed entry porch and two storey bay windows, to the rear there is a modest garden. Boundary treatment is low level brick with vegetation above.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Derby Road is a predominantly residential street in Withington, there are a range of dwelling types including semi-detached, detached, terraced, and low-rise apartments. The site is bordered by the Withington Bowls Club to the North and is in close proximity to both Fallowfield and Withington District Centres.

Description of development

The applicant is seeking permission for the erection of a front porch, single storey rear extension and rear decking to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning

applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of a front porch, single storey rear extension and rear decking to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

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. The proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy

Sitting, Scale and Mass

The proposed front porch canopy would measure 880mm (d) x 2600mm (w) with a maximum height of 3870mm, sloping down to 3500mm. The porch would be supported by stilts on the front corners, these would have a width of 140mm.

The proposed decking would have a height of 680mm, in order to provide level access to the rear doorway. The decking would project back by 4048mm, with a width of 1535mm, in line with the proposed extension.

The proposed rear extension would project back by 2100mm, with a width of 1585mm, it would not project out beyond the existing rear or side wall of the main house. The roof would be lean-to, with a maximum height of 3880mm, sloping down to 3475mm at the eaves. The 2100mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm) and the proposal would not be visible within the street scene. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

Given that the extension would have a relatively minor rear projection of 2100mm, it is considered that the proposal is unlikely to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the gap of 785mm ensures the addition is not overbearing on the rear amenity space of neighbouring properties.

The rear decking would provide level access to the rear doors, the floor height of the decking is the same height as the internal floor height, and there is a setback from the boundary of 800mm, which has screening to a sufficient height, in addition, the neighbouring property does not have any windows or glazed doors fronting the proposed decking. Therefore, it is not anticipated that the decking would cause issues associated with excessive overlooking or loss of privacy for neighbours.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed addition would be built using brickwork to match the existing host dwellinghouse. The rear elevation would feature a glazed door and a skylight in the roof slope, the side elevation of the extension would remain blank, but a new high level horizontal window would be added to the existing side elevation. The proposed raised decking would have a composite cladding base. The proposed front porch would have a hipped roof with decorative timber below the eaves, it would be stilted to minimise the space taken up on the front garden.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. The porch is considered to be sympathetic to and in keeping with property. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Conclusion

Given the above issues, it is considered that the proposed front porch, single-storey rear extension and associated raised decking is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well

as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

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. Drawing - Location Plan – Received 13 March 2025 – Ref: A001
- b. Drawing – Proposed Plans and Elevations – Received 13 March 2025 – Ref: A201
- c. Proposed Site Plan – Received 13 March 2025 – Ref: A003

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

60 Derby Road, Manchester, M14 6US
58 Derby Road, Manchester, M14 6US
39 Derby Road, Manchester, M14 6UX
35 Derby Road, Manchester, M14 6UX

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) -
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA