

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141905/FH/2025
Date registered valid: 15 January 2025
Proposal: Erection of two storey and single storey rear extension to form additional living accommodation
Address: 72 Fairbourne Road, Manchester, M19 3HU
Ward(s): Levenshulme Ward

Applicant: Mr Raja Jamil
Agent (if any): Mr Ahmed Choudhry NADA Architects
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 January 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 January 2025 Expired: 11 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 semi-detached dwellinghouse in the Levenshulme ward of Manchester. The application dwellinghouse has a rendered façade and the site benefits from a large plot of land to the front and rear, together with boundary treatment, whilst incorporating a gated access along the gable elevation. The gable end of no.13 Thorncliffe Grove runs along the common shared western boundary.



(Officer's site visit 27.01.2025)



Pedestrian and vehicular access is via Fairbourne Road, which forms a cul-de-sac adjacent to Redgrave Walk and Cundiff Court - a 1960s multi-storey system-built block of social rented housing along the eastern elevation of the site. The surrounding area is predominantly residential comprising mostly of a mix of bungalows, 2 storey houses (semi-detached and terraced).

Site History

- 116337/FH/2017 - Erection of a two storey and single storey rear extension to form additional living accommodation, APPROVED 12/07/2017.

Description of development

The submitted plan proposes a part single, part two storey rear extension.

Upon assessment of the submitted information, it would appear that this application is a re-submission of expired planning permission (ref. no. 116337/FH/2017). The planning officer's site visit of 27.01.2025 also confirms that the previous permission was never implemented.

In terms of the submitted plan, the proposed ground floor extension would measure: 3000mm deep x W 5375mm wide x 4000mm maximum height, whilst being stepped away from the common shared boundary with no. 74 Fairbourne Road to leave a small gap of approximately 150mm from this boundary. It would not project beyond the gable elevation of the host building and would comprise of lean-to pitch roof, together with 1no. window along the roof elevation, including windows and French doors along the rear elevation.

With regard to first floor element, it would measure 3000mm deep x 3772mm wide, whilst maintaining a separation distance of approximately 1863mm from the first floor common shared boundary with no. 74 Fairbourne Road. It would also not project beyond the gable elevation of the host building and would comprise of combined pitch to hip roof, together with 1no. window along the rear elevation. It is intended to use materials matching the existing house.

The submitted plan would also include a minor elevational alteration consisting of 1no. new obscurely glazed window along the first floor gable elevation of the existing dwelling. For the nature of these works, an application for planning permission would not be required in the first instance as it would fall within householder general permitted development rights.

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 informative is attached to any recommendation for planning approval.

Contaminated Land Watching Brief:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICY

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

1. The National Planning Policy Framework (NPPF), (December 2024 minor update February 2025)

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

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (part single, part two storey rear extension) - In this instance, in light of the fact that the submitted application is identical to expired planning permission (ref. no. 116337/FH/2017), and the planning officer's site visit of 27.01.2025 confirmed the permission was never implemented, and on balance, it is not considered that the proposed development would unduly impact on the character of the property or general area in terms of visual or residential amenity. Moreover, the proposed rearward projections at approximately 3000mm are within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, and therefore, for these reasons, 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) - The 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. It is also intended to use matching materials, which is considered acceptable; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; 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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no 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 15 January 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 15 January 2025.
- Existing & Proposed GA SITE PLANS AND FLOOR PLANS, dwg no. (01)001, revision PL1, received by the City Council as the Local Planning Authority on 15 January 2025.
- Existing & Proposed GA ELEVATIONS, dwg no. (02)001, revision PL1, received by the City Council as the Local Planning Authority on 15 January 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 match those of the existing outbuilding in terms of type, colour, texture, scale, pointing and coursing and as stated on the approved drawings.

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) 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: Existing & Proposed GA SITE PLANS AND FLOOR PLANS, dwg no. (01)001, revision PL1; and Existing & Proposed GA ELEVATIONS, dwg no. (02)001, revision PL1, both received by the City Council as the Local Planning Authority on 15 January 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).

5) Before first occupation of the development thereby approved, the proposed new window along the first floor gable elevation to serve the first floor bathroom and annotated as " 7 " and "family bathroom" and as shown on: Existing & Proposed GA SITE PLANS AND FLOOR PLANS, dwg no. (01)001, revision PL1; and Existing & Proposed GA ELEVATIONS, dwg no. (02)001, revision PL1, both received by the City Council as the Local Planning Authority on 15 January 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).

Informative

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

64 Thorncliffe Grove, Manchester, M19 3LS
62 Thorncliffe Grove, Manchester, M19 3LS
15 Thorncliffe Grove, Manchester, M19 3LS
74 Fairbourne Road, Manchester, M19 3HU
70 Fairbourne Road, Manchester, M19 3HU
56 Fairbourne Road, Manchester, M19 3HU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA