

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141412/FH/2024

Date registered valid: 18 November 2024

Proposal: Erection of part single, part two storey side and rear extension including front entrance porch, following demolition of existing garage.

Address: 883 Kingsway, Manchester, M20 5PB

Ward(s): Didsbury East Ward

Applicant: Mr. Chris Byrne

Agent (if any): Mr. Niamat Ali NA Design

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation:

Date of recommendation:

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 December 2024

Standard consultations:

Printed: 25 November 2024 Expired: 16 December 2024

Neighbour notifications

Printed: 25 November 2024 Expired: 16 December 2024

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 proposal is related to a two-storey semidetached dwellinghouse on Kingsway. The property features an existing porch to the front and a single storey outrigger to the rear. The property features hardstanding to the front, for off street vehicle parking, and a garden and detached garage to the rear.

Listed building: Not applicable

Conservation area: Not applicable

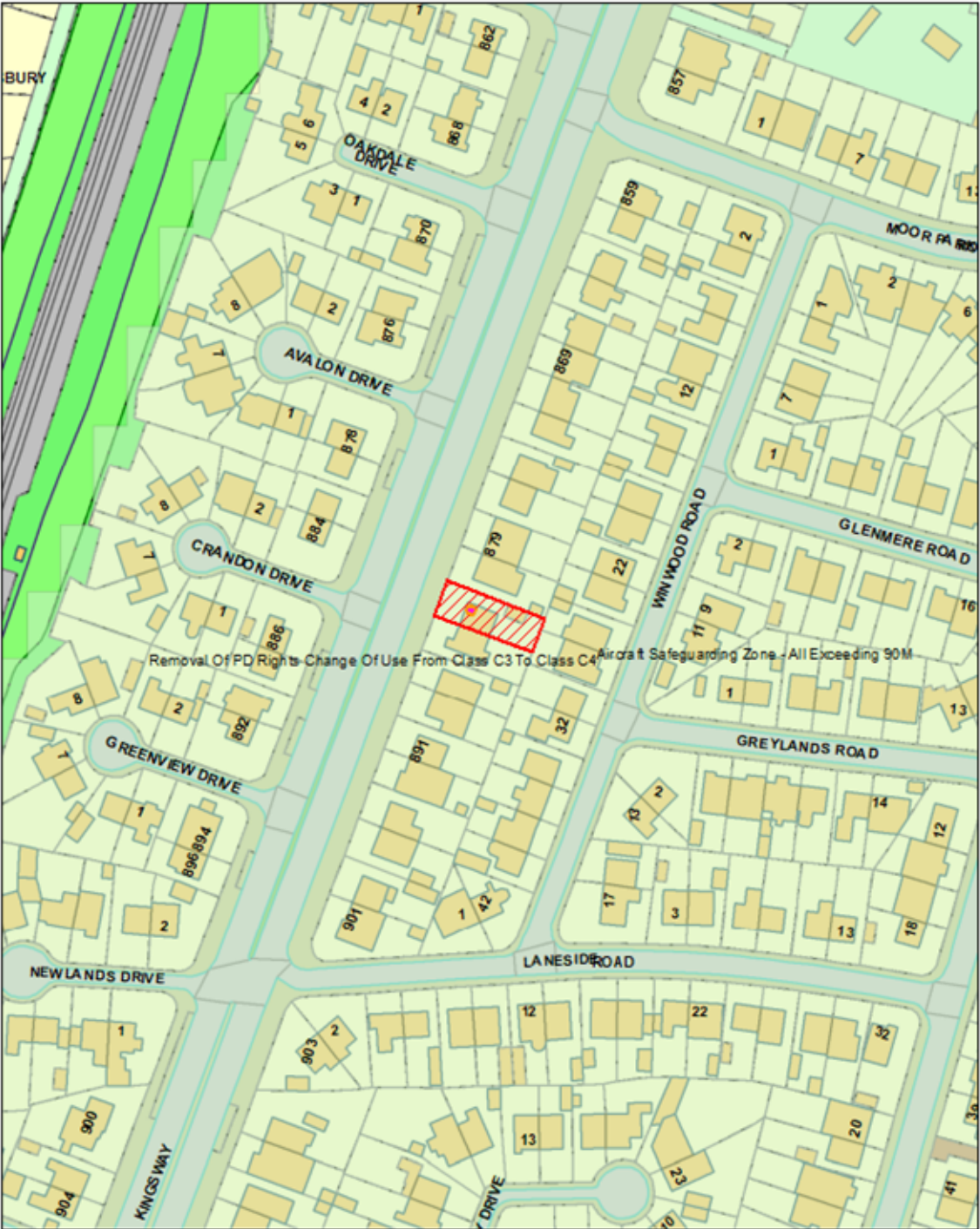
Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The proposal is in a predominantly residential part of the Didsbury East ward of Manchester. Kingsway is a busy dual carriageway arterial route. The proposal sits in Flood Zone 2.



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Description of development

The applicant is proposing the Erection of part single, part two storey side and rear extension including front entrance porch, following demolition of existing garage.

Ground floor side extension

The ground floor side extension projects 2850mm from the existing side elevation leaving a 150mm gap to the shared boundary. The ground floor side extension runs the full 13900mm from 1156mm beyond the existing principal elevation (but 350mm less than the proposed porch) to meet the rear elevation of the proposed rear extension. The ground floor side features glazing to the front.

First floor side extension.

The first-floor side extension projects the same 2850mm from the existing side extension and spans 9720mm from a 2000mm set back to the principal elevation to meet the rear elevation of the proposed first floor rear extension 4000mm beyond the rear wall (1000mm short of the proposed ground floor rear. The first-floor side extension features windows to the front and is finished with a hipped roof.

Ground floor rear extension

The ground floor rear extension projects 5000mm from the existing rear elevation and spans 8790mm from a 150mm from the adjacent boundary to meet the side elevation of the proposed side extension 150mm from the shared boundary. The proposed ground floor rear features large sliding glass door to the rear and the ground floor part is finished with a hipped roof and rooflight.

First floor rear extension

The proposed first floor rear extension projects 4000mm from the existing rear elevation and spans 5750mm from a 3000mm set back to the adjacent boundary to meet the side elevation of the proposed side extension 150mm off the shared boundary. The first floor features new glazing to the rear and is finished with a hipped roof.

Front porch

The proposed front porch projects 1500mm from the existing principal elevation and spans 2550mm across the front of the property from the existing side elevation.



Figure 2. Proposed elevation

Planning History

119156/FH/2018

Description: Erection of part single, part two storey side and two storey rear extension to provide additional living accommodation

Decision: Refused 18/04/2018

Appeal Dismissed 26/11/2018

111669/FH/2016/S2

Description: Erection of two storey extension to side and rear to form additional living accommodation

Decision: Approved 05/05/2017

Consultation, notification & publicity responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application as the site is within Flood Zone 2. The LLFA reviewed the submitted information and commented.

The applicant has used the defended data, we need the applicant to use the undefended 1% +CC and it needs to be the onsite 2D value.

The proforma was resubmitted however after a second review the data was still incorrect.

We expect you to use the Undefended data from Page no.38 in the “Flood Risk Assessment or Drainage” uploaded in the portal.

The applicant has used the defended data, we need the applicant to use the undefended 1% +CC and it needs to be the onsite 2D value.

Guidance instructions on selecting the right value are provided at the back of the proforma.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

1 no comment was received in objection to the proposal with concerns regarding

- Impact to local light
- Impact on local amenity during construction
- Impact on parking (potential increase to parking requirements and impact to pavement parking in the area)

Relevant comments have been taken into consideration when assessing the proposal in the sections below.

Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places

- JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
- Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposal uses brick and tile to match the existing property (according to the application form).

The two-story side extension is set back from the principal elevation by 2000mm to avoid terracing the street scene.

The proposal is designed to be subservient to the original dwelling house with a set back to the first floor and a lower roofline. Hipped roofs are also used to match existing.

Although the proposed extension sits close to the boundary, No 881 features a large rear extension (4500mm projection) which minimises the impact of the massing of the two-storey side extension on the adjacent property and helps reduce any overbearing on the neighbouring garden.

It is noted that the garage to be demolished is sat on the boundary and has been an accepted massing.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal can be seen from the street however its use of materials and the 2000mm set back at the first-floor help minimised impact to the street scene.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably extensions at 881, 887 and properties on Winwood Road (whose rear elevations face into the rear elevation of properties on Kingsway). Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified brick and tile materials.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds 1 no window in the front of the building. It doesn't unduly affect privacy because there are other windows to this elevation.

The proposal includes adding glazing at the back of the building. These doors face into the gardens of properties on Winwood Road. The design of the boundary and its distance help reduce privacy concerns. It's noted that properties have existing rear facing windows.

The proposal is expected to have a negligible effect on local light. The 3000m set back at first floor ensure that overshadowing to rear windows at No.885 is minimal. The effect to No 881 is minimised by the presence of the existing rear extension.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal adds a new porch but does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has minimal impact of waste from the site. The proposal removes the external access to the rear and the applicant has noted a bin store in the front garden for waste storage. We

recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal eliminates a parking garage and side hardstanding but keeps off-street parking in front of the property.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain as a householder extension.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in Flood Zone 2. The LLFA reviewed the submitted information and found the applicant had used the incorrect data. They had the opportunity to resubmit and after review of the resubmission the data was still incorrect. A condition has been added for a Flood Risk Statement to be submitted prior to the commencement.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

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

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

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

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The site is not located in Flood Zone 2. The LLFA reviewed the submitted information and found the applicant had used the incorrect data. They had the opportunity to resubmit and after review of the resubmission the data was still incorrect. A condition has been added for a Flood Risk Statement to be submitted prior to the commencement.

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

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The proposal itself has minimal impact of waste from the site. The proposal removes the external access to the rear and the applicant has noted a bin store in the front garden for waste storage.

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

Saved Unitary Development Plan (UDP) Policies

The Core Strategy replaced most of the UDP, but some UDP policies were saved and still apply to this proposal.

Citywide Development Control Policies

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

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

Environmental Improvement and Protection

E3.3 – City major radial and orbital roads and rail routes.

This policy outlines how the council will upgrade the appearance of the City's major radial and orbital roads and rail routes.

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

Places for Everyone Plan (2022 – 2039)

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

Strategy

JP-Strat9: Southern Areas

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

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

Sustainable and Resilient Places

JP-S1: Sustainable Development

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

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

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

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

Places for People

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.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 2 - Achieving sustainable development

Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

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

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

After careful consideration of the proposal for the erection of a part single, part two-storey side and rear extension, including a front entrance porch at 883 Kingsway, the development is deemed acceptable. The proposal aligns with local, regional, and national policies, including the Manchester Core Strategy Development Plan and the National Planning Policy Framework. The design, scale, and appearance of the extension are in keeping with the character of the surrounding area and have minimal impact on local amenities, privacy, and light. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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 proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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	30 Oct 2024	THE LOCATION PLAN
b. Drawing - Existing	30 Oct 2024 NA-P01	PLANS AND ELEVATIONS
c. Drawing - Proposed	30 Oct 2024 NA-P02	FLOOR PLANS
d. Drawing - Proposed	30 Oct 2024 NA-P03	ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

5. Flood Risk Assessment

No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- a. Assessment of the estimated flood level for the Site.
- b. If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Reason: To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

30 Winwood Road, Manchester, M20 5PE
886 Kingsway, Manchester, M20 5NR
884 Kingsway, Manchester, M20 5WG
881 Kingsway, Manchester, M20 5PB
32 Winwood Road, Manchester, M20 5PE
28 Winwood Road, Manchester, M20 5PE
26 Winwood Road, Manchester, M20 5PE
885 Kingsway, Manchester, M20 5PB

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