



Planning

Growth & Development

Delegated officer report for planning application

Application no.	141255/FH/2024
Date registered valid:	16 October 2024
Proposal:	Erection of part single, part two storey side and rear extensions to form additional living accommodation
Address:	12 Cottonfield Road, Manchester, M20 4QW
Ward(s):	Withington Ward
Applicant:	Mr Muhyye & Mrs Junaid
Agent (if any):	Mr Stelios Kattou, Cheadle Architects
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18/11/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/11/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 relates to a two storey demi detached dwellinghouse on Cottonfield Road. The property features and existing single storey rear outrigger and large rear conservatory. The property features hardstanding to the front for off street vehicle parking and a garden to the rear with a detached garage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Withington ward of Manchester. The property sits within the safeguarded zone for High Speed 2.

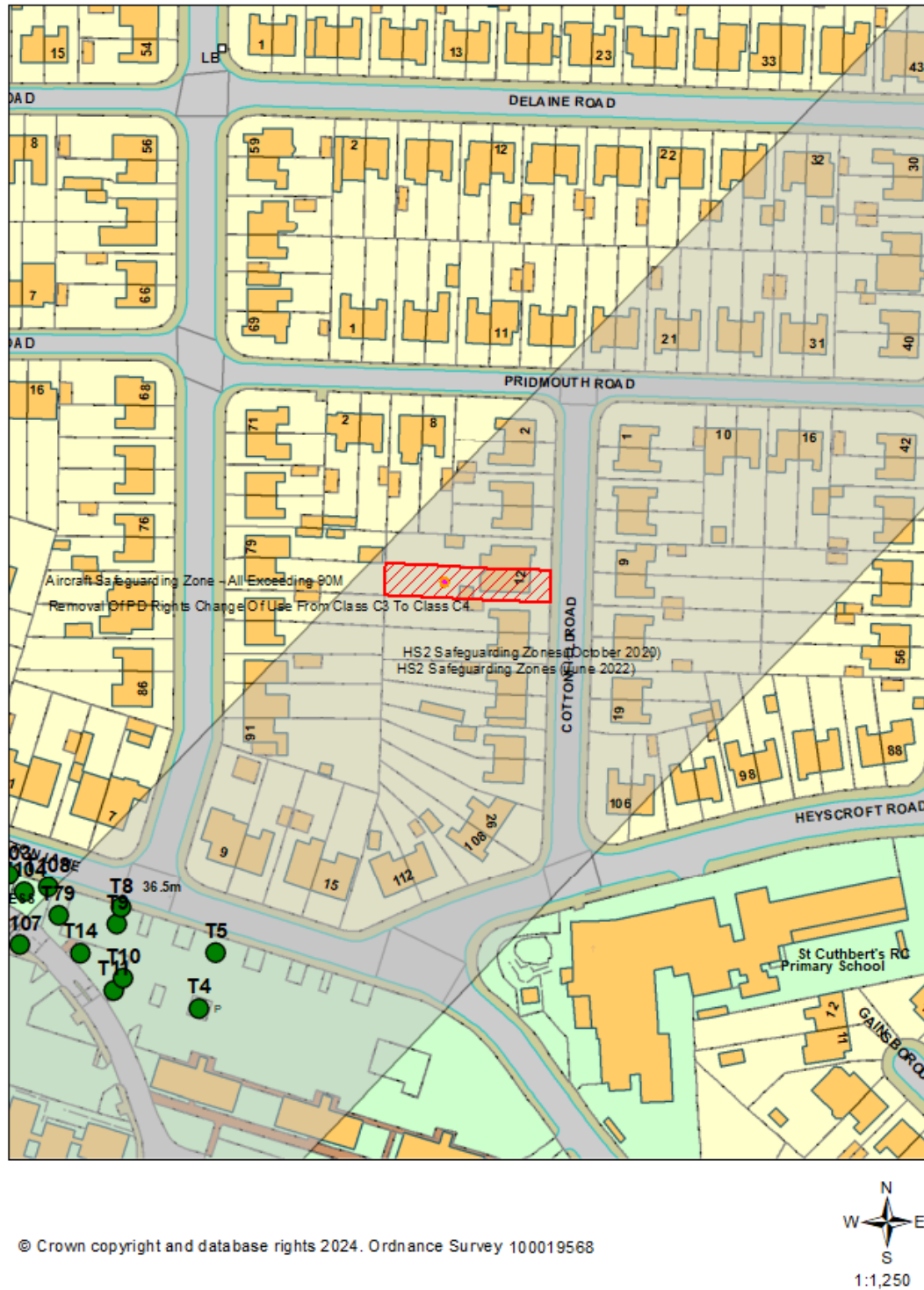


Figure 2. Location plan

Description of development

The applicant proposes the erection of part single, part two storey side and rear extensions to form additional living accommodation.

Side extension

The proposed ground floor side extension projects 1445mm from the existing side elevation (leaving a 700mm gap to the shared boundary) and spans the full 13160mm to meet the rear elevation of the proposed rear extension. The proposed first floor projects the same distance but runs 6700mm from a 4800mm set back to the main elevation to 3500mm beyond the existing main rear elevation. The side extension features a hipped roof into the main roof form, rooflights and windows to the side and front.

Rear extension

The proposed ground floor rear extension projects 5200mm from the existing main elevation (in line with the existing conservatory to be removed) and spans 7300mm across the full rear elevation to meet the corner of the proposed side extension. The first-floor rear extension blends into the first floor side projecting 3500mm from the existing rear elevation and spanning 4700mm from the proposed side extension elevation to a 2670mm gap to the shared boundary. The rear extension features a flat roof to first floor with a large rooflight and large glass doors.



Figure 3. Plans and Elevations

Planning History

077537/FH/2005/S1

Description: Erection of conservatory at rear of property

Decision: Approved 29/12/2005

Consultation, notification & publicity responses

Consultations

[High Speed Two limited.](#)

HS2 ltd were consulted application as the property sits with the Phase 2b safeguarding zone. They have not responded within the consultation window so a standard informative has been attached advising the applicant to monitor future Government announcements on High Speed 2.

Notifications

[Local Residents](#)

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

No one commented, objected, or gave their opinion on this application.

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
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - 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

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 new addition is designed to match the style and features of the current building. This includes the windows.

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

The two-storey side extension is set back enough to avoid terracing the street scene.

The proposal is designed to be subservient to the original dwelling house with the first-floor extension set back from the road and roofline hipped into the main roof.

The 700mm set back to the boundary retains external access to the rear and helps reduce the massing effects to the neighbouring property.

The first-floor rear extension has an appropriate set back to the shared boundary to avoid overbearing massing effects.

It is noted that the new extension would not project further than the existing approved conservatory which has been accepted at the location. The neighbour's extension also extends to the same projection reducing massing issues.

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 design, use of materials and notable set back to the first floor minimise the effect 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 the attached No10 and No16 which is almost identical and has the same architect. 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 1no 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 large glass doors at the back of the building. These doors face the St Ninians United Reform Church buildings. The design of the boundary and its distance help reduce privacy concerns. The side facing windows are only at ground level so do not impact on privacy.

The proposal is expected to have a negligible effect on local light.

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 local 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 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 little impact on waste from the site retaining the external access to the rear for bin 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 doesn't change how vehicles access and park at the property, so it follows the 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 property 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 has negligible impact on green infrastructure and balances 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 a flood risk area and therefore does not require a flood statement or assessment.

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.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies 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.

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.

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.

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

The proposed development at 12 Cottonfield Road involves the erection of part single, part two-storey side and rear extensions to provide additional living accommodation. After thorough consideration, the proposal has been found to align with local, regional, and national planning policies, including the Manchester Core Strategy, the Places for Everyone Plan, and the National Planning Policy Framework. The design, scale, and materials of the extensions are deemed appropriate and in keeping with the character of the surrounding area. The impact on local amenities, privacy, light, and traffic is considered negligible. Therefore, the recommendation is to approve the application, subject to standard conditions and informatives.

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 16 Oct 2024 THE LOCATION PLAN
- b. Drawing - Proposed 16 Oct 2024 PL01 EXISTING AND PROPOSED DRAWINGS

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.

Informative(s) to be attached to decision for approval

1. High Speed 2

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

15 Cottonfield Road, Manchester, M20 4QW
 16 Cottonfield Road, Manchester, M20 4QW
 13 Cottonfield Road, Manchester, M20 4QW
 85 Heaton Road, Manchester, M20 4GW
 9 Cottonfield Road, Manchester, M20 4QW
 8 Pridmouth Road, Manchester, M20 4GN
 6 Pridmouth Road, Manchester, M20 4GN
 14 Cottonfield Road, Manchester, M20 4QW
 11 Cottonfield Road, Manchester, M20 4QW
 10 Cottonfield Road, Manchester, M20 4QW
 83 Heaton Road, Manchester, M20 4GW
 81 Heaton Road, Manchester, M20 4GW
 79 Heaton Road, Manchester, M20 4GW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: SOUTH AREA