



PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141618/FH/2024

DATE REGISTERED VALID: 28 November 2024

PROPOSAL: Erection of a two storey side and single storey rear extension and elevational alterations including application of render finish to dwelling following the demolition of existing detached garage

ADDRESS: 3 Massey Walk, Manchester, M22 5JY

WARD(S): Sharston Ward

APPLICANT: Mr Asif Beg

AGENT (IF ANY): Mr Hamaad Anwar, ANW Architects LTD

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 16 January 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 December 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 December 2024 Expired: 29 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 related to a semidetached dwellinghouse on Massey Walk. The property features and existing garage to the side and ground floor rear extension. The property features hardstanding to the front for off street parking and a garden to the rear and a small porch to the front.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Sharston ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a two-storey side and single storey rear extension and elevational alterations including application of render finish to dwelling following the demolition of existing detached garage.

TWO STOREY SIDE EXTENSION

The proposed ground floor side extension projects 3250mm from the existing side elevation and runs 10890mm from a 1000mm set back to meet the rear elevation of the proposed rear elevation. The first floor element projects the same 3250mm and runs 7890mm from the same 1000mm set back to finish inline with rear elevation of the existing dwellinghouse. A 539mm gap to the shared boundary is retained for external rear access.

SINGLE STOREY REAR EXTENSION

The proposed rear extension is the small addition to the existing rear extension which projects 3000mm from the main rear elevation and 3250 from the side creating a wraparound side and rear extension.

ELEVATIONAL ALTERATIONS INCLUDING APPLICATION OF RENDER FINISH TO DWELLING

The proposed dwelling and extensions are proposed to be finished in white render and a new bin store is proposed to the front.

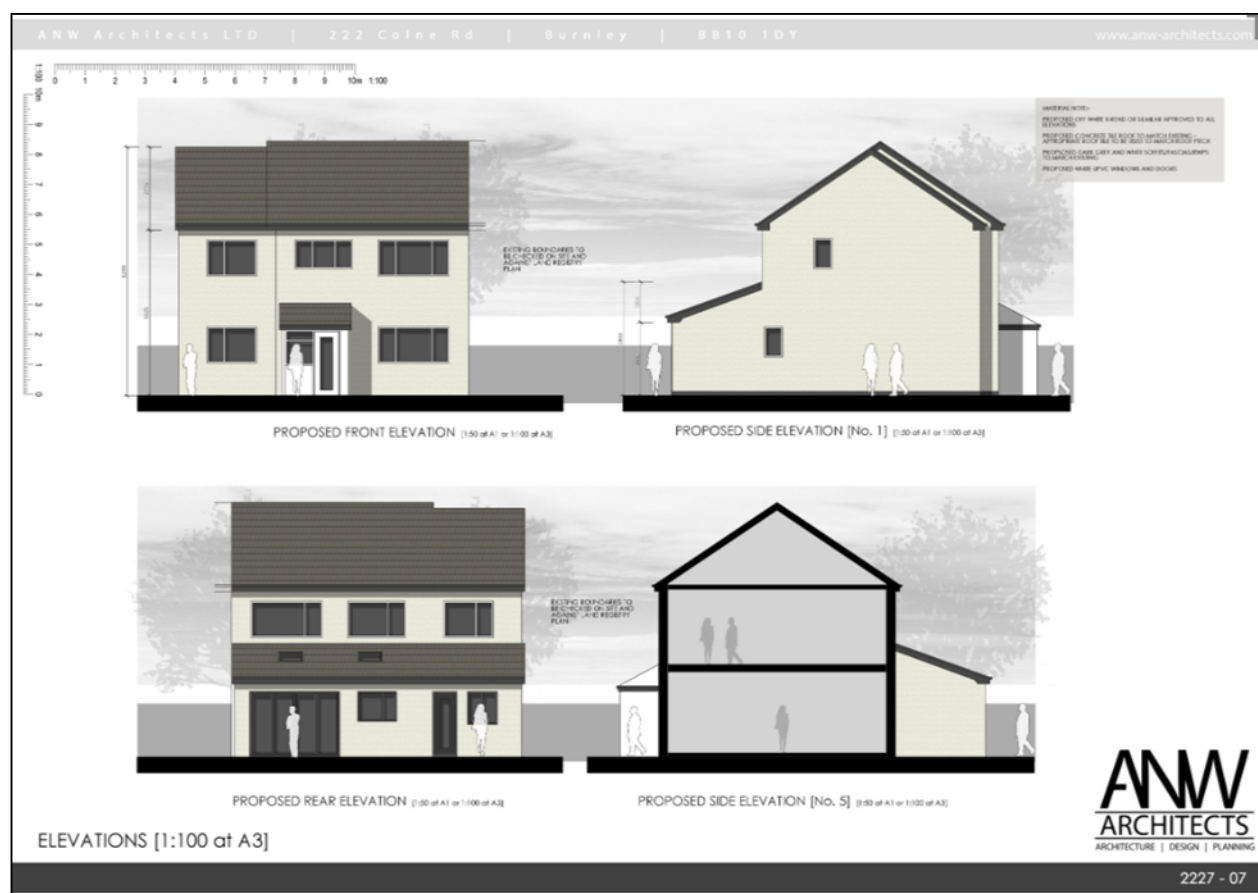


Figure 2. Proposed elevations

PLANNING HISTORY

F06387

Description: Sun lounge extension rear of dwellinghouse.

Decision: Approved 29/04/1997

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

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.

The following policies are considered relevant.

- [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 19 – Waste
- [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
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - 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

ASSESSMENT

We have assessed the proposal against the policies set out above using the principles of development management set out in Policy DM 1 of the Core Strategy.

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposal uses white render and tile and although this does not match the existing property the new materials introduced are complementary to the existing colour and texture palette within the area. It is noted that a dwellinghouse at no.43 Pasture Field Road was approved in 2014 with a similar render finish.

The principal elevation of the adjacent no 1 Massey Walk sits 5000mm forward of no 3, creating a natural break in the street scene and minimising the risk of terracing created by the two-storey side. This is further helped by the 1000mm set back to the proposed side extension and the retained 539mm gap to the boundary.

The proposal is designed to be subservient to the original dwelling house with a 1000mm setback to the side extension creating a lower ridgeline.

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 and massing minimise the effect to the street scene.

The proposed development won't significantly change the area's character, with white rendered properties on Pasture Field Road (No.43) so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably at no 7 and no 6. Therefore, it can fit on the property site and won't disrupt the area's existing features.

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 2no windows 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 the gardens of properties on Gresty Ave. The design of the boundary, being heavily foliated and its distance help reduce privacy concerns.

The proposal includes a side facing first floor windows which is acceptable with obscuration (conditioned). This is a bathroom window so should not be onerous on the applicant.

The proposal is expected to have a negligible effect on local light, noise, air quality/odours, litter/vermin/bird's 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 minimal impact on waste from the site. The applicant proposes a secure bin store to the front as the external access would not be sufficient to move a standard recycle bin. 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 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 application.

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.

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 3 Massey Walk, Manchester, involving the erection of a two-storey side and single-storey rear extension, along with elevational alterations, has been thoroughly assessed. The proposal aligns with relevant planning policies and principles, ensuring minimal impact on the surrounding area in terms of design, scale, and appearance. It also addresses considerations related to privacy, light, noise, and accessibility. The development is deemed acceptable, and the recommendation is to approve the application, subject to 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 | 28 Nov 2024 | THE LOCATION PLAN |
| b. Drawing - Existing & Proposed | 28 Nov 2024 | X7 PLANS AND 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. OBSCURED GLAZING

Before first occupation the windows in the first-floor side elevation shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5. 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

33 Gresty Avenue, Manchester, M22 5JQ

6 Massey Walk, Manchester, M22 5JY

5 Massey Walk, Manchester, M22 5JY

4 Massey Walk, Manchester, M22 5JY

2 Massey Walk, Manchester, M22 5JY

1 Massey Walk, Manchester, M22 5JY

35 Gresty Avenue, Manchester, M22 5JQ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Airport Noise Index Zone - Noise and Nuisance Index - 50-59

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH AREA