MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141785/FH/2024
Date registered valid:	23 December 2024
Proposal:	Erection of single storey side extension to form additional living accommodation.
Address:	10 Victoria Road, Whalley Range, Manchester, M16 8DP
Ward(s):	Whalley Range Ward
Applicant:	Mr Gary Turner
Agent (if any):	Mr A Inman, A & S Inman (Designs) Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27/02/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 February 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 February 2025 Expired: 27 February 2025

Site notice
Posted: 05 February 2025 Expired: 26 February 2025

Press advert
Published: 4 February 2025 Expired: 25 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a two-storey end terrace class C3 dwellinghouse on Whalley Grove. The property is finished in yellow brick with red brick detailing to the front, with red brick banding on the side and render on the rear. The property has a small front yard with low level brick boundary treatment, a shared access alley to the side and garden to the rear.



Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area
Victoria Road is a residential street in the Whalley Range Ward, and within the Whalley Range Conservation Area.

Description of development
The applicant is seeking permission for the erection of a single storey side extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as Per Appendix 1 – No comments or objections received.

Policy
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 EN3 - Heritage

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
- DC18 – Conservation Areas

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:

- JP-S1- Sustainable development
- JP-P2 - Heritage

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 single storey side extension to additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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 alteration 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 proposed dormer 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 extension would be sited at the side of the property, projecting out by 3000mm, with a length of 5880mm, set back from the front wall of the house by 1000mm and set back from the rear wall by 1100mm. The side extension would come close to the boundary, leaving a gap of 185mm to edge of the wall with Chatsworth Grove. It would feature a lean-to roof with a maximum height of 3280mm, sloping down to 2200mm at the eaves.

The proposal is considered to be subservient to the host dwellinghouse and would not result in 'excessively large or bulky' addition to the property. In addition, it is set back far enough to not considerably change the front proportions of the row of terraces. It therefore complies with policies DM1 and SP1 of the Manchester Core Strategy

Residential Amenity
It is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Given that the proposed rear addition would only project back by 2925mm and would leave gaps of 1360mm to the neighbouring property and 350mm to the adjoining property.

The rear elevation would feature glazed doors and a window, with the first-floor real elevation featuring one window, the side elevation would have one window adjacent to the existing window, and would be obscure glazed, thus the proposal is not anticipated to cause privacy concerns for either the neighbouring residents.

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 and Impact on Conservation Area
The application site is located within the Whalley Range Conservation Area (1992) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area and not cause substantial harm to heritage assets within the conservation area.

The proposed side extension would be built to match and blend in with the existing and would be subservient to the dwellinghouse. Its internal floor is set lower than the main house to allow for a lower roof and the existing planning and boundary treatment will remain to further minimise the view of the side extension. Therefore, the levels of less than substantial harm to the character of the area and wider conservation area are negligible. The proposal therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

Parking
The current parking arrangements will be unaffected by this proposal.

Waste Storage
The storage of waste bins will be unaffected by this proposal.

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 polices 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 – 18 December 2024
b. Drawing – Proposed Plans – 12 February 2025 – SHT 2 REV B
c. Drawing – Proposed Elevation – 12 February 2025 – SHT 3 REV B

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

13 Victoria Road, Whalley Range, Manchester, M16 8GP
17 Victoria Road, Whalley Range, Manchester, M16 8GP
Flat 1, 2 Chatsworth Grove, Manchester, M16 8GY
Flat 3, 2 Chatsworth Grove, Manchester, M16 8GY
Flat 2, 2 Chatsworth Grove, Manchester, M16 8GY
Flat 5, 2 Chatsworth Grove, Manchester, M16 8GY
Flat 4, 2 Chatsworth Grove, Manchester, M16 8GY
14 Victoria Road, Whalley Range, Manchester, M16 8DP
19 Victoria Road, Whalley Range, Manchester, M16 8GP
22 College Road, Manchester, M16 8FF
1 Chatsworth Grove, Manchester, M16 8GY
20 College Road, Manchester, M16 8FF
12 Victoria Road, Whalley Range, Manchester, M16 8DP
15 Victoria Road, Whalley Range, Manchester, M16 8GP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA