

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141679/FH/2024

Date registered valid: 30 December 2024

Proposal: Erection of a 2 storey rear extension, formation of stepped access to the side, rear sunken patio area rear, front lightwell, and enlargement of driveway with repositioned gateposts

Address: 12 Salisbury Road, Manchester, M21 0SL

Ward(s): Chorlton Ward

Applicant: Mr & Mrs Price

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture

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:

Standard consultations:

Printed: 13 January 2025 Expired: 3 February 2025

Neighbour notifications

Printed: 13 January 2025 Expired: 3 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

The application relates to a part two-storey part three-storey semidetached villa. The second floor is partially contained within the roof. The property is built formed brick with black roof slates, with hardstanding to the front for parking and a garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in terms of its character, consisting of mostly semi detached and detached family dwellings. Salisbury Road is in close proximity to Chorlton District Centre and Chorlton Metrolink stop.

Description of development

The applicant is seeking permission for the erection of a 2-storey rear extension, formation of stepped access to the side, rear sunken patio area rear, front lightwell, and enlargement of driveway with repositioned gateposts

Consultations & Notification Responses

Highway Services – Acceptable to highways subject to the following informative:

Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Salisbury Road and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Neighbours, as per appendix 1 – 1no. Objection received with concerns relating to privacy and overlooking from new windows proposed on side elevations. The applicant has since reduced the scale of the window in this side elevation and further plans illustrating relationships have been received.

Policy

The following policies are considered relevant in the considerations of this application.

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 EN19 – Waste

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

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:

- S1- Sustainable development

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 of a two-storey rear extension, formation of stepped access to the side, rear sunken patio area rear, front lightwell, and enlargement of driveway with repositioned gateposts form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and 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 extension 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 extension 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 two storey extension would project back by 2050mm, below the 3650mm limit of the UDP. It would span the rear of the property at 6870mm, it would have a flat roof with a maximum height of 5570mm from the base of the proposed sunken patio, or 3830mm from the garden level. The extension is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

Given that the extension would have a flat roof a relatively minor rear projection of 2050mm, it is considered that the proposal is unlikely to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

Moreover, the sunken basement level of the new proposed patio will further prevent any overlooking from use of the outdoor amenity area.

There is 1no. window proposed on the ground floor side elevation and 1no. glazed door on the lower ground side elevation. There was 1no. objection received in relation to the gf side window given the original proposed a very large window, since then the window has been reduced in scale slightly to be narrower and shorter. In addition, with this, the existing fencing between the properties, and the internal layout of the proposal meaning this window is overlooking a void area above the lower ground floor. Given this, it is not anticipated the window would give rise to unacceptable levels of overlooking and is therefore acceptable.

In addition, the rear extension in terms of scale, windows and form is very similar to other extensions approved in the area, such as at no.3 Salisbury Road.

Visual Amenity

The design of the proposal is contemporary, using 8no. large slimline aluminium glazing windows and brickwork to match on the rear elevation, the new windows and reposition gate posts at the front elevation will be in keeping with the character of the area and the property. The side elevation would feature new stair access to the basement, with a new glazed door in the basement and a large window on the ground floor.

Very little of the proposed development will be visible from the street, the design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Parking

Parking is to be increased with the widening of the driveway front boundary treatment to allow for an extra vehicle to park.

Waste Storage

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 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

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, Elevations, Floor Plans – Received 27/02/2025 – Ref: 7024_PL 01 - 14

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.

Informative

1) Highways:

Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Salisbury Road and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

13 Westfield Road, Manchester, M21 0SW
11 Salisbury Road, Manchester, M21 0SJ
9 Westfield Road, Manchester, M21 0SW
10 Salisbury Road, Manchester, M21 0SL
9 Salisbury Road, Manchester, M21 0SJ
13 Salisbury Road, Manchester, M21 0SJ
11 Westfield Road, Manchester, M21 0SW
8 Salisbury Road, Manchester, M21 0SL
14 Salisbury Road, Manchester, M21 0SL

Appendix 2 – Planning constraints

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