MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141722/FH/2024
Date registered valid:	11 December 2024
Proposal:	Erection of two storey front extension to form additional living accommodation.
Address:	1 Alan Womack Close, Manchester, M8 4RB
Ward(s):	Crumpsall Ward
Applicant:	Mrs Alina Raina
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29 January 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 January 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 December 2024 Expired: 12 January 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

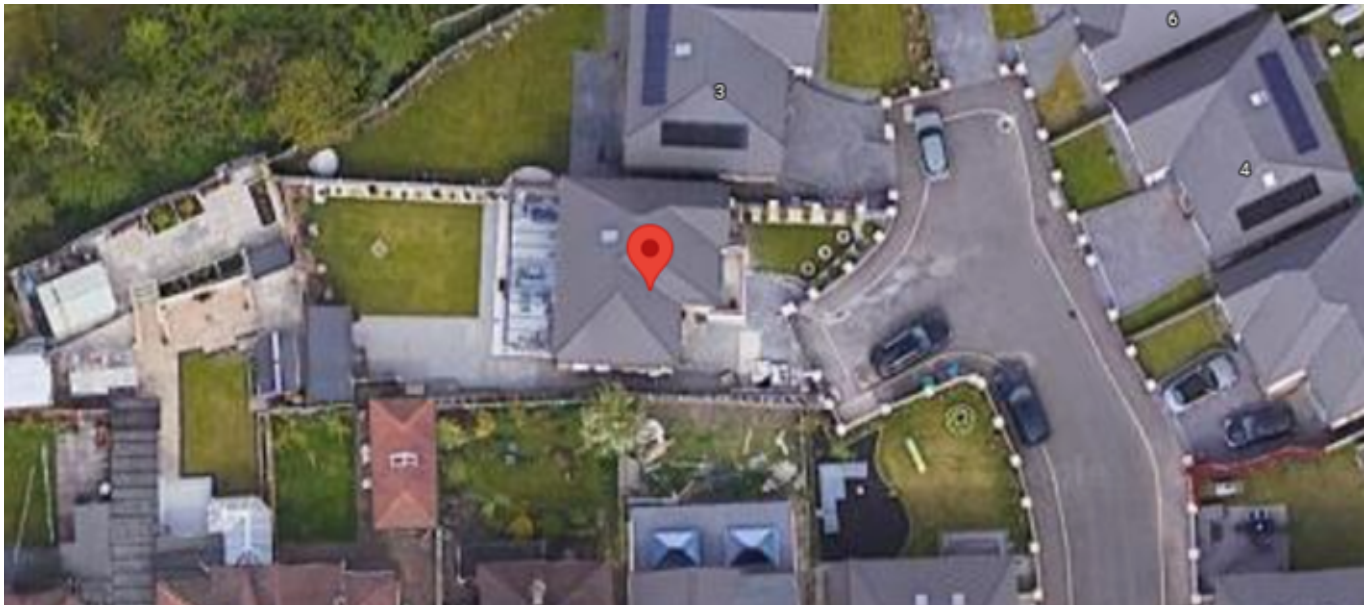
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick and cream render with a grey concrete tile hipped roof. The property features grey uPVC-framed windows, a front porch extension, a paved driveway and modest front garden bordered by a mid-level brick wall capped by black iron railings and a grey composite panelled driveway gate, a single storey conservatory extension to the rear, and a detached outbuilding situated within a spacious rear garden.















Description of area

Alan Womack Close is a residential cul-de-sac situated within the Crumpsall ward of Manchester, close to Middleton Road (A576), Bowker Vale Metrolink tram station, and Broughton Angling Club. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a two-storey front extension to form additional living accommodation.

Planning history

108778/FO/2015/N1 - Erection of 7 x two storey family dwellinghouses with associated car parking, landscaping and boundary treatment – Approved – 24.11.2015.

CDN/17/0560 - Discharge of planning condition 16 (Archaeology) attached to planning application 108778/FO/2015/N1 – Approved – 28.09.2017.

CDN/18/0076 - Discharge of planning conditions 3 (ground conditions), 4 (materials), 6 (Environmental Standards), 11 (construction management plan), 14 (biodiversity enhancements), 15 (bats and birds), 17 (drainage), 20 (boundary treatment), 21 (landscaping) and 22 (driveway material) of planning permission 108778/FO/2015/N1 – Approved – 07.06.2018.

CDN/20/0138 - Discharge of planning condition 3(b) (ground conditions) and 10 (cycle storage) associated with planning permission 108778/FO/2015 – Approved – 20.04.2020.

CDN/20/0286 - Discharge of planning condition 13 (Secured by Design) associated with planning permission 108778/FO/2015/N1 – Approved – 01.05.2020.

131026/FH/2021 - Erection of new porch to front elevation, single storey rear extension and elevational alterations including installation of Juliet balcony to form additional living accommodation, erection of a single storey outbuilding and raising of existing boundary treatment with brick pillars from 650mm high to 1400mm to front and side/east elevation whilst maintaining current brick wall level together with new gate – Approved – 20.09.2021.

CDN/21/0711 - Discharge of 3 (materials) attached to planning permission referenced 131026/FH/2021 – Approved – 18.12.2021.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

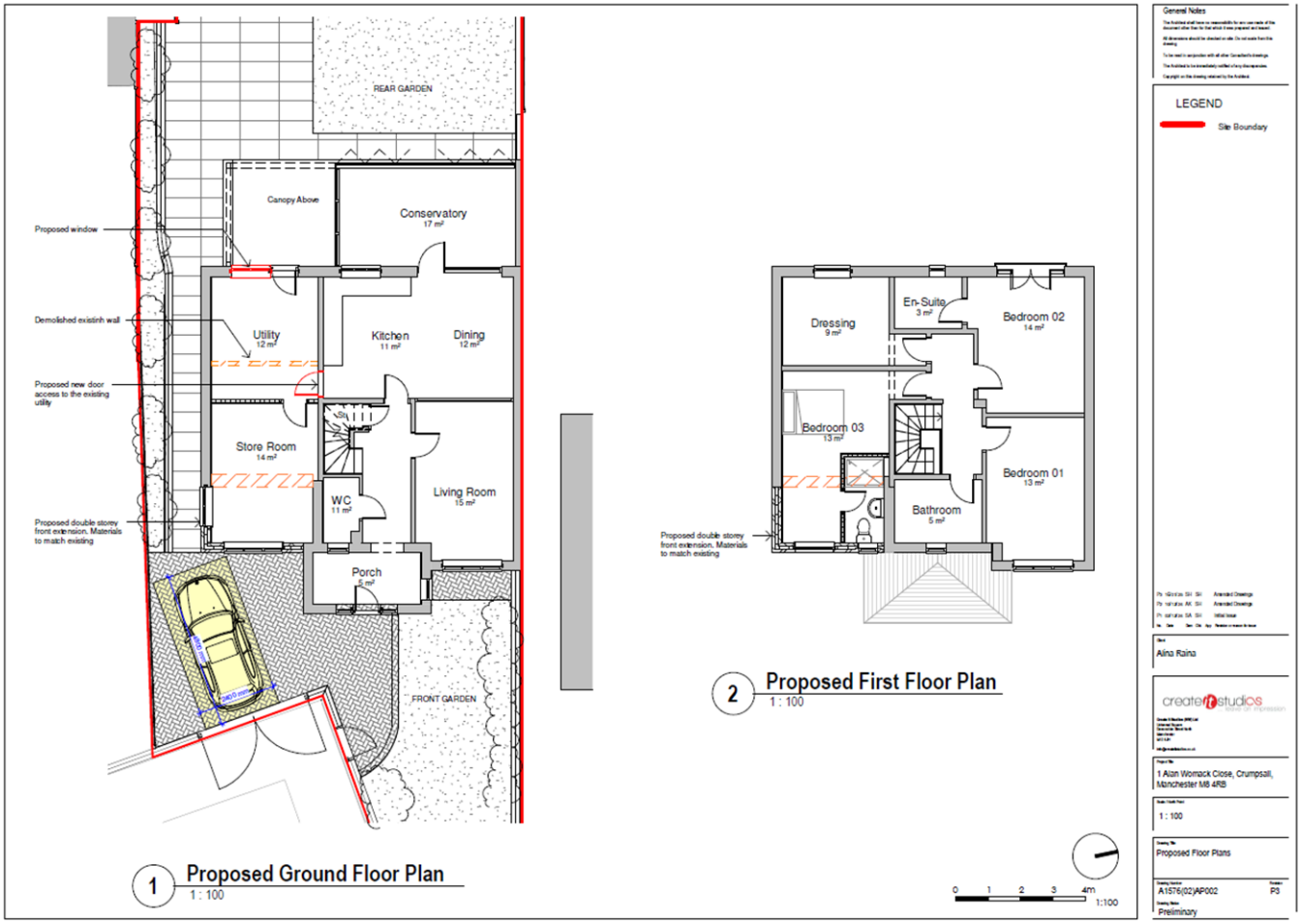
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

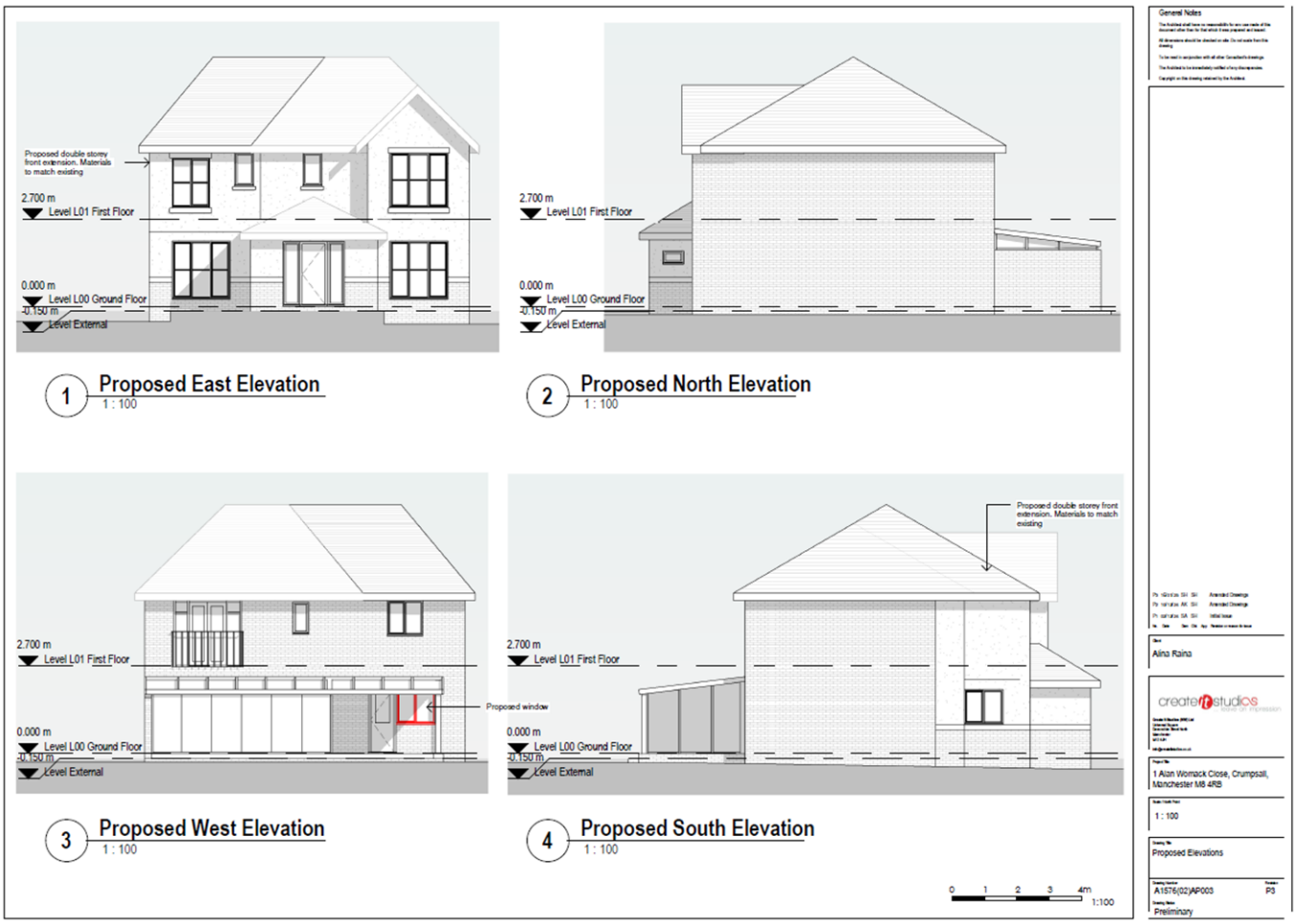
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted [amended] proposed plans



Submitted [amended] proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers

Principle – the principle of erecting a two-storey front extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the two-storey extension would be sited at the front of the property, acting as an infill. At ground floor level, it would measure to 2.036m in length/depth and 3.141m in width, with a gap of 1.723m maintained to the boundary shared with No.27 Wilton Road. At first-floor level, it would measure to 2.036m in length/depth, with a width of 3.141m, and a roof and eaves height to match the existing dwellinghouse.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and plans indicate that the extension would utilise materials to match the existing dwellinghouse, including cream-coloured render and redbrick, grey roof tiles and grey uPVC-framed windows and doors. At ground floor level, the extension would feature 1no. window to the front, and 1no. window to its southern side elevation, facing No.27 Wilton Road. At first-floor level, it would feature 2no. windows to the front and a blank side elevation. Its roof would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the front of the property, the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would be sited to the south of the existing dwellinghouse, with subservient dimensions, and an adequate gap (1.723m) maintained to the plot's southern shared boundary, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its ground floor side-facing window would be sited a sufficient distance away from the plot's shared boundary and would be largely screened by the existing high-level boundary treatment and should therefore avoid compromising the privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

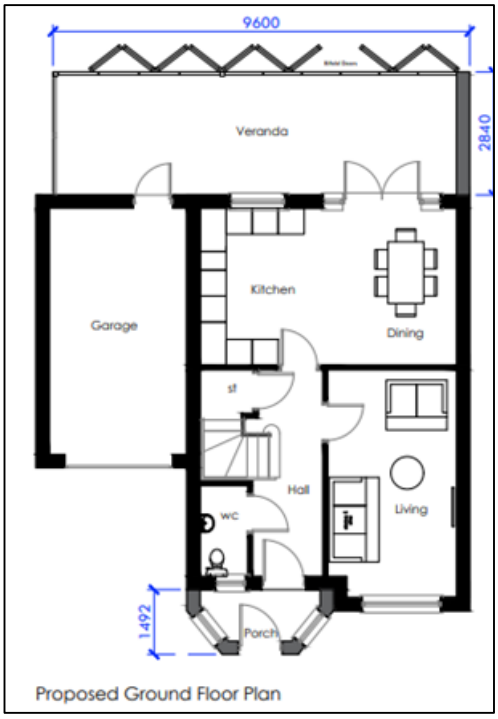
Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking and impact upon the highway – the extension would reduce the dimensions of the plot's existing driveway space, however, sufficient space for at least one vehicle (2.4m by 4.8m) would be retained (as indicated on the proposed ground floor plan). These arrangements are considered acceptable.

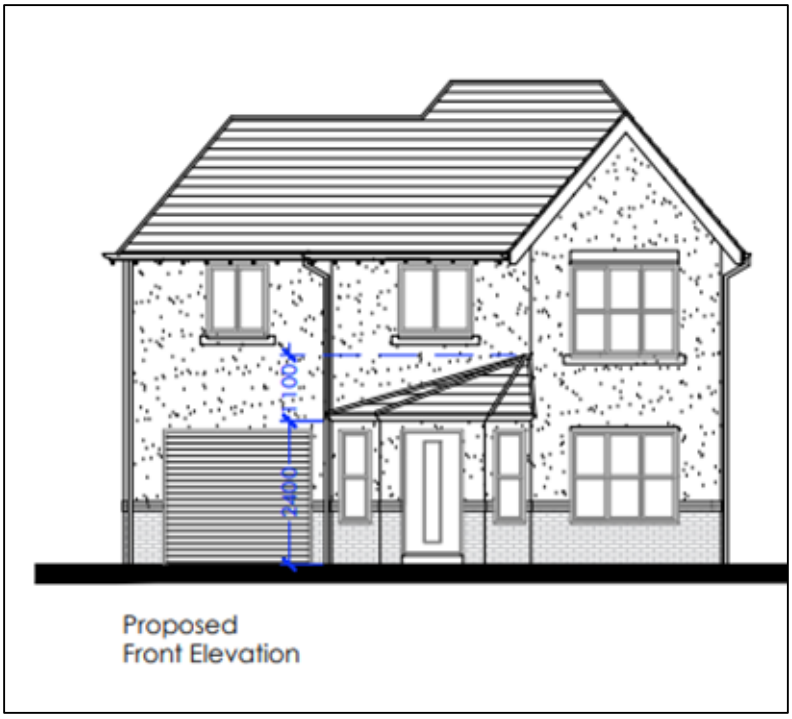
Concerns were raised in relation to the plot's outward-opening driveway gates and their potential to impact highways safety in and around the area. These arrangements would not usually be supported by the Council; however, they have been previously approved under 131026/FH/2021, with no objections raised by Highways.

Concerns were also raised in relation to the design of the driveway gates in that they lack visual permeability, therefore impacting highways safety in and around the area. These arrangements would not usually be supported by the Council; however, they have been previously approved under CDN/21/0711.

Porch – during their site visit, the case officer documented that the existing porch extension does not accord with the approved plans of 131026/FH/2021, which depict a smaller, angular addition. However, the current application 141722/FH/2024 is considered to regularise these discrepancies/alterations, with the design of the existing porch on site considered acceptable, given its minimal impact upon the visual and residential amenity of the area.



Proposed Ground Floor Plan



Proposed
Front Elevation



Elevational alterations – the proposal also includes the installation of a new ground floor window in the rear elevation of the existing dwellinghouse. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13608175', stamped as received by the City Council as Local Planning Authority on the 11th December 2024.

‘Proposed Floor Plans’, numbered ‘A1576(02)AP002 REV P3’, stamped as received by the City Council as Local Planning Authority on the 16th January 2025.
‘Proposed Elevations’, numbered ‘A1576(02)AP003 REV P3’, stamped as received by the City Council as Local Planning Authority on the 16th January 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse 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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Alan Womack Close, Manchester, M8 4RB
3 Alan Womack Close, Manchester, M8 4RB
29 Wilton Road, Crumpsall, Manchester, M8 4NG
31 Wilton Road, Crumpsall, Manchester, M8 4NG
27 Wilton Road, Crumpsall, Manchester, M8 4NG
6 Alan Womack Close, Manchester, M8 4RB
2 Alan Womack Close, Manchester, M8 4RB
25 Wilton Road, Crumpsall, Manchester, M8 4NG
23 Wilton Road, Crumpsall, Manchester, M8 4NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA