

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141827/FH/2025

**Date registered valid:** 19 December 2024

**Proposal:** Erection of single storey side and rear extension, with raised steps and associated elevational alterations to host property, rear roof dormer and single storey extension to existing outbuilding

**Address:** 29 Bennett Road, Manchester, M8 5FA

**Ward(s):** Crumpsall Ward

**Applicant:** Mr Ikram Rabbani

**Agent (if any):** Mr Subhan Saleem Saleem Architects

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 17 February 2025

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 16 January 2025

### **Standard consultations:**

Printed: 15 January 2025 Expired: 5 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**

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

The application site relates to 29 Bennett Road within the north Manchester ward of Crumpsall. The property relates to a semi-detached, two storey, multi brick dwellinghouse with timber patterned gable feature above box bay windows at both levels with a gable formation with green fascia boards and drainpipes. The application property is a corner property sited close to the junction of Bennett Road and Rectory Road. The property benefits from amenity space in the form of soft landscaping to the front boundary, an outbuilding between the property and Rectory Road, dense greenery in the form of 15 trees alongside the boundary with Rectory Road and a garage and off street parking provision to the rear of the property. The rear amenity space comprises a grassed garden.

## **Description of area**

The immediate area is residential in context, with a range of property types including Victorian villa style properties to the eastern side of Rectory Road.

## **Description of development**

Consent is sought for erection of single storey side and rear extension, with raised steps and associated elevational alterations to host property, rear roof dormer and single storey extension to existing garage at the rear of the site, with the garage being re-purposed .

The side and rear extension would create a wrapround extension at ground floor level. The side extension would have a width of 4 metres and a length of approximately 13 metres. The rear extension would have a projection of 3 metres. The raised steps associated with the extension relate to steps with a height of approximately 0.6 metres allowing access from the rear extension into the rear garden.

Elevational alterations would take the form of a new entrance door, a small landing window within the gable elevation and the loss of the existing rear two storey bay window arrangement and incorporating a large window set into the rear facade at first floor level.

A rear roof dormer would be constructed and would measure approximately 22 cubic metres.

The extensions to the host property would involve the insertion of a window within the primary elevation, a window and a door within the side elevation, three windows within the rear elevation and 6 roof lights within the single storey wrap round extension, and 2 roof lights within the host roof.

A single storey extension is also proposed to the existing garage at the site. The garage would change to a games room with wet room. The depth of the outbuilding would increase from 3 metres to 5.5 metres and the structure would have a height of 2.6 metres. The existing window facing the rear boundary of the site would be retained and sliding doors would be inserted facing the garden and a door and window inserted facing in the direction of Rectory Road.

Materials to be used would include:

- Brickwork to match existing
- Roof tiles to match existing
- PVC windows to match existing
- Glazed bi-fold door (RAL7016- grey)
- Rooflights
- Dormer vertical hung roof tiles to match existing roof colour
- Composite door (RAL7016- grey)

### *Negotiations during the Course of the Application*

The current application is a re-submission of a previous householder application (140426/FH/2024) which removes the first floor side extension element which constituted the basis for the reason for refusal. The current application seeks consent for a dormer conversion, which had not previously been sought.

During the course of the application, the raised steps and elevational alterations to the host property were included in the description of development. The proposed roof hanging materials were amended as the proposed contrasting cladding material was not considered acceptable given the prominent corner plot of the applicant site. Further materials were provided and a site plan detailing off street parking details were provided as part of the application.

Inaccuracies with the proposed floor plan were addressed.

Discussions regarding the proposed use of the property and outbuilding also took place with the agent.

### *Planning History*

The current application is a re-submission of the previously refused application: 140426/FH/2024- Erection of a part single/part two storey side and a single storey rear extension with raised steps and associated elevational alterations together with alterations and extension to existing single storey outbuilding.  
Refused 10 October 2024.

The application was refused on the basis that the two storey side extension formed an overly dominant and visually obtrusive feature on a corner of Bennett Road and Rectory Road, by reason of its scale, sideward projection, height, proximity to the eastern boundary and siting on a prominent corner location.

## **Consultations & Notification Responses**

### *Local Residents*

Local residents were consulted and two responses were received. The following concerns were raised:

- Concern that the applicant does not reside at the property and the property and the outbuilding as a result of the extensions could be used for short term/ rental accommodation. Concern the increase in occupancy would result in harmful noise implications.
- Inaccuracies were raised with the plans: potential inaccuracies with the existing plans not showing all doors, the floor plan references a garage when it is a shed. The proposed plans label the number of proposed bedrooms incorrectly.
- The proposed roof dormer would be covered in cladding which would not match the appearance of the host property.
- Expansion of the outbuilding will result in loss of light to neighbouring gardens.

### *Neighbourhood Team Leader (Arboriculture)*

Neighbourhood Team Leader (Arboriculture) reviewed the application and confirmed there were no objections to the pruning proposals as specified in this application, subject to all works complying to BS3998 In Relation To Tree Work.

### *Highway Services*

Highway Services were consulted and provided the following response:  
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Upon review there appears to be an existing on-site car parking space present to the rear of the site accessed from Rectory Road.

Clarification is sought from the applicant whether the extension of the rear outbuilding will affect the existing on-site car parking space and should be demonstrated on an updated plan.

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:

highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

### *Environmental Health*

Environmental Health were consulted and requested the following be attached to any approval granted:

#### CLAND\* (Watching brief condition)

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason- To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Policy EN18 of the Manchester Core Strategy.

### CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

### **Issues**

### **POLICY**

#### *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):

- a) an economic objective
- b) a social objective and

c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

*The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.*

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),  
Policy SP1 (Spatial Principles) and  
Policy EN1 (Design Principles and Strategic Character Areas).

#### *Unitary Development Plan Saved Policies*

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

*Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.*

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

*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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:  
i.JP- S1- Sustainable development

ISSUES

*Principle of Development*

The submitted development application is for the erection of single storey side and rear extension, with raised steps and associated elevational alterations to host property, rear roof dormer and single storey extension to existing garage. This is considered acceptable in principle as many people prefer to alter and adapt 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 dwelling house, it is not considered that the proposed extensions would give rise to any significant additional waste or car parking pressures.

*Visual/ Residential Amenity*

Potential impact to no.27 Bennett Road:

No.27 Bennett Road is the adjoining property to the applicant site. The 3 metre single storey rear extension (incorporating a hipped roof where it wraps around the host property ) , and dormer roof extension would be sited in close proximity the common boundary. Given the limited rearward projection and given the spacious rear amenity space, the proposal is not considered to give rise to an overbearing feature. Although the proposal may result in some level of loss of light to the neighbour's rear patio area, given the proposal is single storey, it is not considered that any loss of light would be significant.

0.6 metre raised steps would be installed at the rear for the extension to allow access into the applicant's rear garden. The elevated position may allow overlooking into the shared fence and into the neighbour's rear garden. It is further noted the existing boundary treatment between the two properties is relatively low and some level of overlooking is possible with the existing circumstances. Whilst any level of overlooking is not considered to be significant, it is considered that a privacy screen for the depth of the raised deck, would significantly reduce the potential for any overlooking and loss associated of privacy for the adjoining occupiers, and it is recommended that this aspect of the scheme is conditioned.

The proposed rear roof dormer would face in the direction of the applicant's rear garden. Although two additional windows would be inserted in the rear dormer which could overlook the rear no.27 Bennett Road, they would be no closer than existing windows in the rear elevation of the host property. As such, any potential for overlooking is not considered to give rise to significant harm to the residential amenity of the adjoining occupiers.

The extension to the existing garage structure, due to the siting of this building, the distance from the rear building line of the pair of semi-detached properties and given the orientation of the properties, would not give rise to any adverse overshadowing/ loss of light as a result of the proposal. No adverse privacy implications would occur as a result of the outbuilding. Whilst it is acknowledged that the extension would result in a well sized outbuilding with a larger depth than at the site as existing, given the spacious amenity space and 2.6 metre height, it is not considered overbearing to the detriment of the neighbour's amenity space. It is however, proposed to attach a condition to require that the window to serve the wet room in this building is obscured glazed to ensure the privacy of the resident, and occupiers of no.32 Crumpsall Lane.

Potential harm to the streetscene:

The applicant site relates to a corner plot as so there is no immediate neighbour to the east to be impacted by the proposal. A door and window would be inserted in the side elevation of the proposal and face onto the boundary treatment in the direction of Rectory Road. Whilst it is noted the window in the side could give a poor outlook given the 1.3 metre separation to the boundary, it is noted that this would be a design preference to the applicant and would not cause any harm in terms of residential amenity.

Neighbours to the east of Rectory Road facing the dwellinghouse are sited 18.55 m from the side extension, and are therefore not considered to be adversely impacted by the proposal.

Potential harm to neighbours to the rear:

Properties no.30 and 32 Crumpsall Lane lie to the north of the applicant site. The rear roof dormer would face in the direction of the two properties. Given the approximate 32 metre distance between the proposed rear roof dormer and the rear building line of no.32, it is not considered the two additional windows, which would be no closer than existing windows in the rear facade of the host property, would give rise to adverse overlooking implications.

In regard to the proposed games room, as existing there is a window which faces the shared boundary with no.32 Crumpsall Lane. Whilst the placement of such window is not preferable, given the window is there as existing and is to be retained, it would be considered unreasonable to ask the applicant to remove such window. As the window as proposed would relate to a wet room, a condition would be attached to any approval granted for the window to be obscure glazed. Given the location of such window, it is unclear as to whether the window is obscure glazed, and so the inclusion of such condition is considered necessary.

Proposed use:

Neighbour comments raised concerns that the house with extensions and the enlargement of the outbuilding would be used for purposes outside use class C3a, and that the outbuilding would not be used for incidental purposes. Whilst the agent has confirmed via email exchange both property and outbuilding would be used for the existing family's use, two restrictive use conditions would be attached to any approval granted to ensure no change to the property now or any time in the future. It is hoped that with the inclusion of such conditions, no issues would occur in relation to residential amenity on the grounds of increased comings and goings or noise disturbance.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity, and any harm has been mitigated within the revised drawings received. The condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. A further condition would ensure the proposed wet room is adequately screened to ensure the privacy of the applicant and any surrounding neighbours. Two restrictive use conditions would ensure the proposal is used by the intended family residing at the property and be conditioned in this manner in the future. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

### *Design and Appearance*

Erection of single storey side and rear extension, with raised steps:

Given the spacious corner plot of the applicant site, the proposed side and rear extension is considered to be well accommodated within the site. At the closest point, a 1 metre gap would be retained between the proposed side extension and the Rectory Road boundary. Given the proposal is only single storey and given the boundary treatment at the side of the property, although it is noted that much of the greenery along this boundary would be removed, it is not considered to create a visually intrusive feature to the streetscene. The side extension would replicate the bay window within the host property and is therefore considered appropriate in design. The side extension is considered appropriate in scale, form and design, pursuant to Policy DC1 of the UDP.

The rear extension would have a projection of 3 metres. As such, this element is considered pursuant to Policy DC1.3 of the UDP which states that rearward extensions should not exceed 3.65 metres. It is also acknowledged that a 3 metre extension could be achieved at this location in isolation through permitted development rights.

Associated elevational alterations to host property:

Elevational alterations would take the form of a new entrance door, a small landing window within the gable elevation and the loss of the existing rear double storey bay window for the loss of the bay structure in place of a large window. Whilst the loss of the rear bay windows are regrettable to the property as they act as strong character features of the property, 29 Bennett Road does not sit within a Conservation Area and the loss of the bay windows are necessary to undertake the works proposed. The proposed associated elevational alterations are not considered to give rise to any adverse design implications, pursuant to Policy DC1 of the UDP.

Rear roof dormer:

The proposed rear roof dormer would measure approximately 22 cubic metres, would sit on the existing roof plane and would sit higher than the eaves. Given the structure sits within the existing roof plane and given the area of the dormer could be achieved through the route of Permitted Development, the structure is not considered overly large or bulky. As such, the proposal is considered pursuant to Policy DC1 of the UDP.

During the course of the application, the material for the dormer was changed from cladding to dormer vertical hung roof tiles in a colouration to match the existing roof. This is considered necessary to ensure the dormer conversion is as sympathetic to the existing circumstances as possible, especially important given the prominent corner plot of the applicant site.

Single storey extension to existing outbuilding:

Whilst it is acknowledged that a large structure would be erected at the site, given the spacious nature of the plot, the 2.6 metre height of the structure and the size of outbuilding that could be achieved through permitted development, it is considered acceptable. Further it is noted that the site already benefits from an outbuilding in this location and would be an extension of such structure. This element is considered pursuant to policy DC1 of the UDP.

Materials:

The materials to be used are considered acceptable and would match the host property in most cases. The materials chosen are considered appropriate for the residential setting and a materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

### *Car Parking*

During the course of the application, Highway Services raised concern that the existing on-site parking space to the rear of the site accessed from Rectory Road may be impacted as a result of the proposal. A revised site plan was supplied which shows that the off street parking space would be retained as a result of the proposal. No issues in terms of car parking are raised at the site.

### *Bin Storage*

Adequate space remains for bins to be retained within the private side and rear amenity space.

### *Environmental Considerations*

Environmental Health requested a contaminated land watching brief condition be attached to any approval granted and so would be reflected within the decision notice of any approval granted. Environmental Health recommended a construction hours condition be attached to any approval granted. This is considered onerous given the scale of development proposed and so would be placed as an informative only.

### *Loss of Trees along Rectory Road*

There are 15 trees in total all the same species at the site, planted together to form a hedge-Cupressocyparis x leylandii. Neighbourhood Team Leader (Arboriculture) reviewed the application and confirmed there were no objections to the pruning proposals as specified in this application, subject to all works complying to BS3998 In Relation To Tree Work. A condition to this effect would be attached to any approval granted.

## **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**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and a revised scheme considered to overcome issues raised has been provided in a timely manner. Appropriate conditions have been attached to any approval granted.

### **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 this permission.

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

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 19 December 2024.  
-Tree Survey- Cheshire Tree Surveys and Arboriculture, dated 9 August 2024, stamped as received by the City Council as Local Planning Authority on 19 December 2024.  
-Drawing- Existing & Proposed- Roof Plan- sheet 3, stamped as received by the City Council as Local Planning Authority on 19 December 2024.  
-Drawing- Site Plan- sheet 7, stamped as received by the City Council as Local Planning Authority on 27 January 2025.  
-Drawing- Proposed- Plans- sheet 5 V2, stamped as received by the City Council as Local Planning Authority on 6 February 2025.  
-Drawing- Proposed- Elevations- sheet 6 V2, stamped as received by the City Council as Local Planning Authority on 6 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the wet room window within the outbuilding as shown on the approved 'Drawing- Proposed- Plans- sheet 5 V2', stamped as received by the City Council as Local Planning Authority on 6 February 2025, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Elevations- sheet 6 V2', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential unit shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) The detached outbuilding hereby approved shall only be used as incidental accommodation in connection with the existing residential property 29 Bennett Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

8) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason- To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Policy EN18 of the Manchester Core Strategy.

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

10) Prior to first occupation of the development hereby approved, details of the height, design and location of a privacy screen to be located on the western side of the raised deck hereby approved, adjacent to the boundary with no.27 Bennett Street, shall be submitted to and approved by the City Council as local planning authority. The privacy screen shall be implemented in accordance with the approved details and retained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

## **Informatives**

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:  
Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: [highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk). The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to [highwaynetworkmanagement@manchester.gov.uk](mailto:highwaynetworkmanagement@manchester.gov.uk)

## **Appendix 1 – List of consultees & neighbours notified**

Neighbourhood Team Leader (Arboriculture)  
Highway Services  
Environmental Health

35 Rectory Road, Manchester, M8 5EA  
41 Rectory Road, Manchester, M8 5EA  
39 Rectory Road, Manchester, M8 5EA  
Flat 9, 41 Rectory Road, Manchester, M8 5EA  
Flat 8, 41 Rectory Road, Manchester, M8 5EA  
Flat 7, 41 Rectory Road, Manchester, M8 5EA  
Flat 6, 41 Rectory Road, Manchester, M8 5EA  
Flat 4, 39 Rectory Road, Manchester, M8 5EA  
Flat 3, 39 Rectory Road, Manchester, M8 5EA  
Flat 2, 39 Rectory Road, Manchester, M8 5EA  
Flat 1, 39 Rectory Road, Manchester, M8 5EA  
45 Rectory Road, Manchester, M8 5EA  
23 Bennett Road, Manchester, M8 5FA  
32 Crumpsall Lane, Manchester, M8 5FB  
30 Crumpsall Lane, Manchester, M8 5FB  
27 Bennett Road, Manchester, M8 5FA  
28 Rectory Road, Manchester, M8 5EA  
25 Bennett Road, Manchester, M8 5FA  
Flat 4, 35 Rectory Road, Manchester, M8 5EA  
Flat 3, 35 Rectory Road, Manchester, M8 5EA  
Flat 2, 35 Rectory Road, Manchester, M8 5EA  
Flat 1, 35 Rectory Road, Manchester, M8 5EA  
28 Crumpsall Lane, Manchester, M8 5FB  
Flat 4, 37 Rectory Road, Manchester, M8 5EA  
Flat 3, 37 Rectory Road, Manchester, M8 5EA  
Flat 2, 37 Rectory Road, Manchester, M8 5EA  
Flat 1, 37 Rectory Road, Manchester, M8 5EA  
43C Rectory Road, Manchester, M8 5EA  
43B Rectory Road, Manchester, M8 5EA  
43A Rectory Road, Manchester, M8 5EA  
37 Rectory Road, Manchester, M8 5EA  
Flat 10, 41 Rectory Road, Manchester, M8 5EA  
26 Rectory Road, Manchester, M8 5EA  
Flat 5, 35 Rectory Road, Manchester, M8 5EA

## **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  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: NORTH AREA