MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141592/FH/2024
Date registered valid:	6 December 2024
Proposal:	Erection of a single storey side and rear extension together with installation of raised decking area to rear
Address:	55 Atwood Road, Manchester, M20 6TB
Ward(s):	Didsbury East Ward
Applicant:	Mrs Harriet Christie
Agent (if any):	Mr Ahmed Choudhry, Nada Architects
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/01/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/01/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 17 December 2024 Expired: 10 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
The application relates to a large Edwardian 2/3 storey semidetached class C3 dwellinghouse. The property is built from red brick with detailing on the bay window, and timber/render detailing on the bay window gable, the roof is black slate with orange slate above the front porch canopy. To the front is a landscaped front garden with hardstanding for vehicle parking and a garage, to the rear there is a modest garden and ground floor decking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Atwood Road is a residential street in Didsbury, just outside of the Didsbury Village District Centre. The area is predominantly residential in terms of its character, comprising of a mixture of terraced and semi-detached and detached family dwellings. The site is on close proximity to shops and services on Wilmslow Road, Didsbury Village Metrolink stop and Beaver Road Primary School.

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

Consultations & Notification Responses
Neighbouring residents, as per Appendix 1 – No comments or objections 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 single storey side and rear extension and rear decking to 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 extension would be single storey and flat roofed, with a maximum height of 3690mm. It would project to the rear by 2700mm, and to the side by 3500mm spanning 7420mm in total. There would be a gap of 190mm to the shared boundary with the adjoining property and 2240mm to the boundary with the alleyway.

The rear decking would span the width of the rear extension at 7420mm, and would project out to the rear by 1220mm, the base height would be 700mm from ground height to provide level access at the rear doors.

The 2700mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm) and the proposal would not be visible within the street scene. As such, the development 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 at a height of 3690mm and a relatively minor rear projection of 2700mm, 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 slight set back of the adjoining property and the gap of 22400mm ensures the addition is not overbearing on the rear amenity space of neighbouring properties.

The rear decking would only marginally taller that the existing decking and would only project out by 1220mm from the rear doors to provide a ground level area outside of the rear bifold

door. It is not anticipated that the decking would cause issues associated to overlooking or loss of privacy for neighbouring properties.

There is a bifold glazed door proposed on the rear elevation, with a window to the front elevation of the side extension, and a window on the side elevation. The roof would feature 5no. skylights. It is not anticipated that the new glazed doors or windows would cause any privacy issues for the residents or neighbours.

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.

Design and Visual Amenity
The proposed addition would be built using brickwork to match the existing host dwellinghouse. The side and front elevation would feature 1no. window, whilst the rear elevation will feature 1no. bifold glazed door and the roof will feature 5no. skylights. The proposed raised decking would have a brick base to match the house dwellinghouse.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. 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.

Conclusion
Given the above issues, it is considered that the proposed single-storey side and rear extension and associated raised decking is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 – Received 25 November 2025.
b. Drawing – Proposed Elevations – Numbers: (02)001, (02)002 – Received 25 November 2025
c. Proposed Floor Plans and Site Plan – Numbers: (04)001 – Received 25 November 2025.

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

53 Atwood Road, Manchester, M20 6TA
34 Atwood Road, Manchester, M20 6TD
32 Atwood Road, Manchester, M20 6TD
30 Atwood Road, Manchester, M20 6TD
57 Atwood Road, Manchester, M20 6TB
32 Gaddum Road, Manchester, M20 6SZ
30 Gaddum Road, Manchester, M20 6SZ
28 Gaddum Road, Manchester, M20 6SZ

Appendix 2 – Planning constraints

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