MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141183/FH/2024
Date registered valid:	29 October 2024
Proposal:	Erection of a single storey side and rear extension.
Address:	12 Redcliffe Drive, Manchester, M4 7BS
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Liam Kelly
Agent (if any):	Mr Angel Muzas
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 December 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 November 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 November 2024 Expired: 25 November 2024

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 three-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile dual pitch roof. The property features grey aluminium-framed windows, a front porch canopy, a tarmacadam driveway and front garden bordered by a low-level redbrick wall capped by black iron railings, and a detached outbuilding situated within a spacious rear garden.




10


10




FD23 RZY








Zebra
crossing
50 yds







Description of area

Redcliffe Drive is a residential cul-de-sac situated within the Ancoats & Beswick ward of Manchester, close to Rochdale canal, Ancoats Green and Sycamore Church RCCG. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for erection of a single storey side and rear extension to form additional living accommodation.

Planning history

No relevant history.

Consultations & Notification Responses

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

Environmental Health made no objection, requesting that a pre-commencement condition relating to the installation of proprietary gas membrane be attached to the permission.

Policies

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

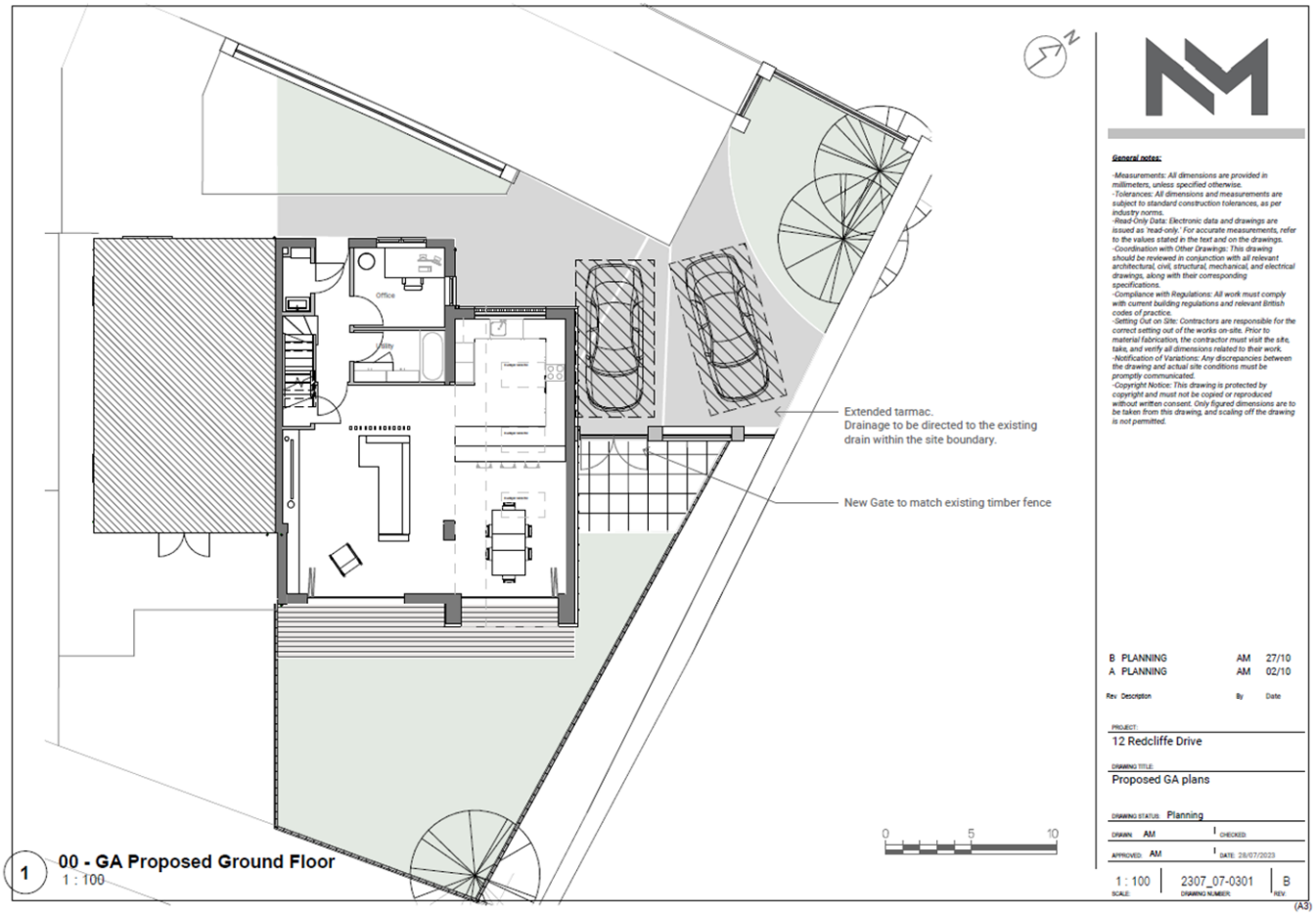
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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





1 **Proposed Front Elevation**
1 : 100



2 **Proposed Rear Elevation**
1 : 100

General notes:

-Measurements: All dimensions are provided in millimeters, unless specified otherwise.
-Tolerances: All dimensions and measurements are subject to standard construction tolerances, as per industry norms.
-Read-Only Data: Electronic data and drawings are issued as 'read-only.' For accurate measurements, refer to the values stated in the text and on the drawings.
-Coordination with Other Drawings: This drawing should be reviewed in conjunction with all relevant architectural, civil, structural, mechanical, and electrical drawings, along with their corresponding specifications.
-Compliance with Regulations: All work must comply with current building regulations and relevant British codes of practice.
-Setting Out on Site: Contractors are responsible for the correct setting out of the works on-site. Prior to material fabrication, the contractor must visit the site, take, and verify all dimensions related to their work.
-Notification of Variations: Any discrepancies between the drawing and actual site conditions must be promptly communicated.
-Copyright Notice: This drawing is protected by copyright and must not be copied or reproduced without written consent. Only figured dimensions are to be taken from this drawing, and scaling off the drawing is not permitted.

Rev	Description	By	Date
A	PLANNING	AM	02/10

PROJECT:
12 Redcliffe Drive

DRAWING TITLE:
Proposed Elevations

DRAWING STATUS: Planning

DRAWN: AM | CHECKED: Checker

APPROVED: AM | DATE:

SCALE	DRAWING NUMBER	REV.
1 : 100	2307_07-0511	A

(A3)



1 **Existing Side Elevation**
1 : 100



2 **Proposed side Elevation**
1 : 100

General notes:

-Measurements: All dimensions are provided in millimeters, unless specified otherwise.
-Tolerances: All dimensions and measurements are subject to standard construction tolerances, as per industry norms.
-Read-Only Data: Electronic data and drawings are issued as 'read-only.' For accurate measurements, refer to the values stated in the text and on the drawings.
-Coordination with Other Drawings: This drawing should be reviewed in conjunction with all relevant architectural, civil, structural, mechanical, and electrical drawings, along with their corresponding specifications.
-Compliance with Regulations: All work must comply with current building regulations and relevant British codes of practice.
-Setting Out on Site: Contractors are responsible for the correct setting out of the works on-site. Prior to material fabrication, the contractor must visit the site, take, and verify all dimensions related to their work.
-Notification of Variations: Any discrepancies between the drawing and actual site conditions must be promptly communicated.
-Copyright Notice: This drawing is protected by copyright and must not be copied or reproduced without written consent. Only figured dimensions are to be taken from this drawing, and scaling off the drawing is not permitted.

Rev	Description	By	Date
A	PLANNING	AM	02/10

PROJECT:
12 Redcliffe Drive

DRAWING TITLE:
Side Elevation

DRAWING STATUS: Planning

DRAWN: AM | CHECKED: Checker

APPROVED: AM | DATE:

SCALE	DRAWING NUMBER	REV.
1 : 100	2307_07-0502	A

(A3)

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 single storey side and rear 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 single storey extension would be sited at the side and rear of the property, wrapping around its northeastern and southeastern elevations. It would project 2.857m rearwards from the host dwellinghouse, with a length/depth of 9.762m, a sideward projection of 3.78m and a width of 9.244m. To the side, it would feature a dual pitch roof height of 2.978m with an eaves height of 2.257m, whereas, to the rear, it would feature a mono pitch roof height of 2.971m with an eaves height of 2.243m. It would be sited along the boundary shared with No.10 Redcliffe Drive and would maintain a gap of 1.302m to the eastern plot boundary.

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 policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would feature a mixture of brickwork, roof tiles and double-glazed windows and doors to match the existing dwellinghouse in addition to standing seam metal cladding in anthracite grey.

Its front elevation, facing onto the Rochdale canal towpath, would feature metal cladding and 1no. window, whilst its northeastern side elevation would feature metal cladding with no fenestrations. Its rear elevation would feature a mixture of metal cladding and brickwork in addition to 2no. sets of bi-folding doors with a glazed overlight, whilst its southwestern side elevation would feature brickwork with no fenestrations. The extension's northeast facing roof slope would feature 3no. skylights.

The proposal represents a contemporary addition to the dwellinghouse and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, it would be visible from specific viewpoints along Butler Street, Redcliffe Drive and the Rochdale Canal towpath. It is noted that the proposal would introduce new materials to the

property (i.e., standing seam metal cladding in anthracite grey), however, this is considered acceptable in these circumstances given that the colouration of the cladding would match the property's existing window frames and would be in-keeping with the contemporary appearance of the modern estate/surrounding dwellinghouses. Additionally, it is considered that the dual pitch roof form of the side element of the extension would replicate and be sympathetic to the existing roof form of the application property. The proposal should therefore complement the existing character and appearance of the property and its surrounding area and would avoid causing substantial harm to its visual amenity.

The design and appearance of the extension therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Residential amenity – given that the extension would be single storey with a maximum height of 2.978m and a rearward projection of 2.15m along the boundary shared with the adjoining semi, 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 blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained. Refuse bins could therefore continue to be stored within the property's rear amenity space away from the public footpath and highway and transferred to the front on collection days. The proposal therefore accords with policies DM1 and EN19 of the Core Strategy.

Parking – the proposal would alter the existing parking arrangements with the driveway space adjusted and enlarged to allow for 2no. car parking spaces (measuring to at least 2.4m by 4.8m) to be retained to the front and side of the property. These arrangements are considered acceptable, pursuant to policy DM1 of the Core Strategy and Highways guidance.

Environmental Health - made no objection, requesting that a pre-commencement condition relating to the installation of proprietary gas membrane be attached to the permission. This is due to the application site being located within 250m of a registered landfill site and/or in close proximity to a potential historical source of landfill gas. In their email correspondence dated to the 20th November 2024, the agent of the application confirmed their acceptance of the condition.

Other matters – the submitted proposed ground floor plan indicates that the proposal would include a decking area to the rear. In their email correspondence dated to the 20th November 2024, the agent of the application confirmed that the finished floor level of this decking area would not exceed 150mm in height. This alteration could therefore be undertaken under permitted development rights without the need to apply for planning permission. As such, no privacy screen has been requested.

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 policy DC1 of the UDP, policies DM1 and SP1 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) 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-13462892', stamped as received by the City Council as Local Planning Authority on the 8th October 2024.

‘Proposed Elevations’, numbered ‘2307-07-0511 REV A’, stamped as received by the City Council as Local Planning Authority on the 8th October 2024.
‘Proposed GA plans’, numbered ‘2307-07-0301 REV B’, stamped as received by the City Council as Local Planning Authority on the 28th October 2024.
‘Side Elevation’, numbered ‘2307-07-0502 REV A’, stamped as received by the City Council as Local Planning Authority on the 8th October 2024.
‘Side elevation- Adjoining property’, numbered ‘2307-07-0503 REV A’, stamped as received by the City Council as Local Planning Authority on the 28th October 2024.
‘Design Statement’, stamped as received by the City Council as Local Planning Authority on the 8th October 2024.
‘Proposed Site plan’, numbered ‘2307-07-0300 REV A’, stamped as received by the City Council as Local Planning Authority on the 8th October 2024.

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing dwellinghouse.

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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval in writing to the City Council, as Local Planning Authority.

The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of planning permission 123887/FO/2019.

Upon completion of the works, a Completion/Verification Report shall be submitted for approval in writing to the City Council as Local Planning Authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of planning permission 123887/FO/2019. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policy EN18 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Redcliffe Drive, Manchester, M4 7BS
10 Redcliffe Drive, Manchester, M4 7BS

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA