MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141208/FH/2024
Date registered valid:	28 October 2024
Proposal:	Erection of a single storey side and rear extension, following the demolition of the existing single storey rear conservatory and outrigger, together with a hip-to-gable roof conversion.
Address:	12 Caxton Road, Manchester, M14 6FF
Ward(s):	Fallowfield Ward
Applicant:	Mr Akar Azad Mustafa
Agent (if any):	Mr Yaqoob Malik, Footprint Design Ltd
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: 31 October 2024 Expired: 21 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 two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rounded bay and first-floor bay to the front, a paved front driveway and front garden bordered by a mid-level redbrick wall, a single storey garage to the side, a single storey rear outrigger, previous single storey additions to the side and rear, and a spacious rear garden.




16
12
10


8
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12











Description of area

Caxton Road is a residential street situated within the Fallowfield ward of Manchester, close to Fallowfield allotments, Fallowfield cycling loop, and Wilbraham Road (A6010). The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension, following the demolition of the existing single storey rear conservatory and outrigger, together with a hip-to-gable roof conversion.

Planning history

139626/FH/2024 - Erection of single storey rear extension following demolition of existing rear conservatory and outrigger, and conversion of existing garage to a games room – Approved.

140927/FH/2024 - Erection of a single storey extension to the side and rear; erection of a gable roof extension and elevational alterations in connection with the conversion of the garage into additional living accommodation – Invalid.

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.

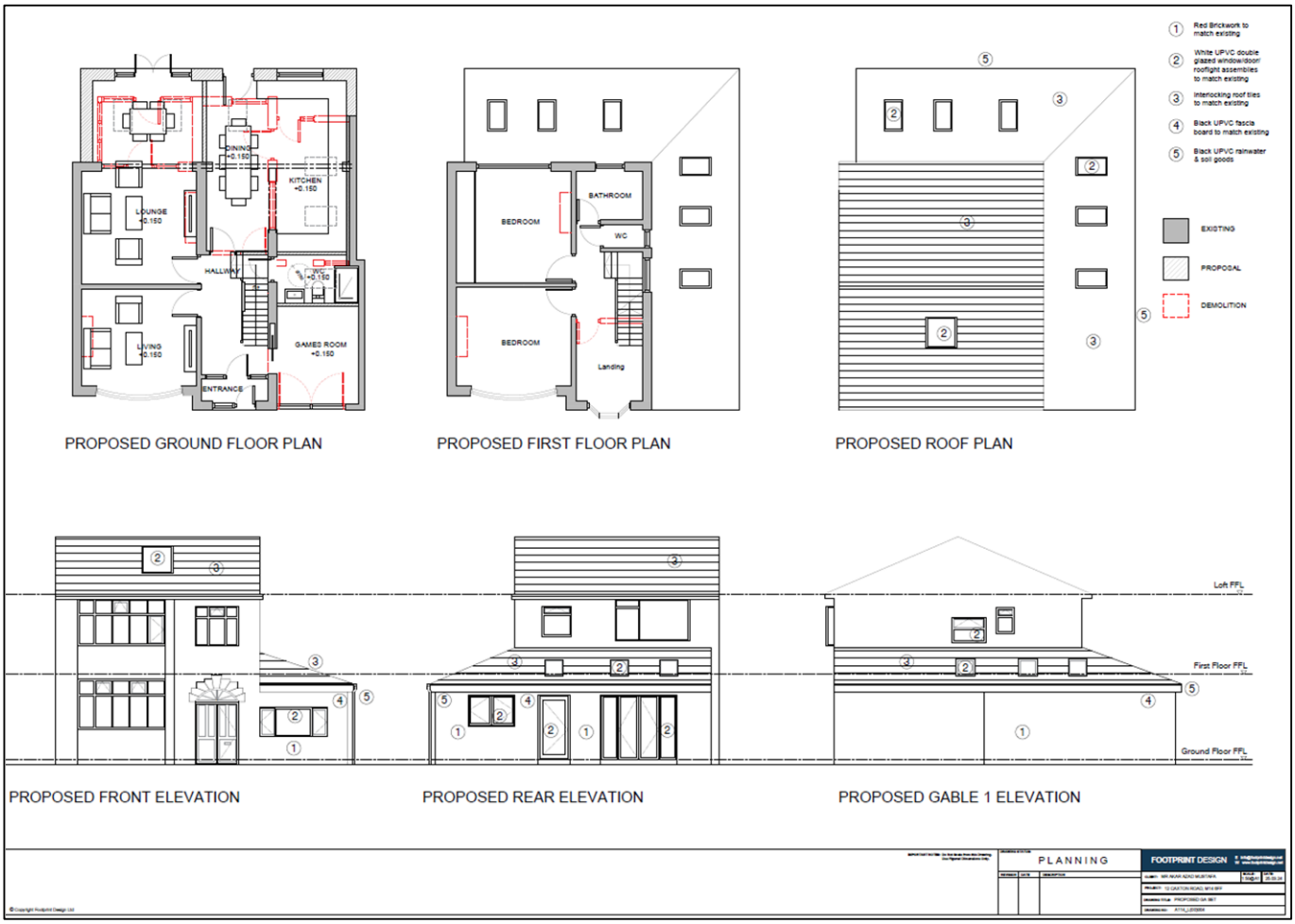
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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 proposed plans and 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 single storey side and rear extension following the demolition of an existing rear conservatory and outrigger, together with a hip-to-gable roof conversion 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 northern and western elevations. It would project 3m rearwards from the host dwellinghouse, with a length/depth 11.034m, a sideward projection of 2.834m, a width of 8.876m, a hipped roof height of 3.775m, and an eaves height of 2.34m. It would be sited along the boundary shared with No.10 Caxton Road and would maintain a gap of 0.266m to the boundary shared with No.14 Caxton Road.

The hip-to-gable roof conversion would be sited at the northern edge of the property's roof, sitting flush with the existing side elevation of the host dwellinghouse, matching its eaves and ridge height.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension(s) are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features 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 proposed drawings indicate that the side and rear extension would be built of brickwork, roof tiles, windows and doors to match the existing dwellinghouse. It would feature 1no. window to the front, 1no. window, 1no. inward-opening door, and a set of outward-opening doors framed by vertical windows to the rear, and blank side elevations. Its northern roof slope would feature 3no. skylights, as would its western roof slope.

The hip-to-gable roof conversion would also be built of brickwork, roof tiles and windows to match the existing dwellinghouse. Its side elevation would be blank, whilst its front-facing roof slope would feature 1no. skylight.

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 side and rear of the property, elements of 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 the extensions do not form prominent visual features. 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(s) 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 side and rear extension would be single storey with a maximum roof height of 3.775m, and would replace existing side and rear additions, 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 hip-to-gable roof conversion should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property. Moreover, its blank side elevation 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 Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the proposal would result in the internal garage space of the property being lost, meaning refuse bins would have to be stored to the front. As such, in order to minimise the impact of the bins on the visual amenity of the area, a condition has been attached requiring details of a secure, covered and well-ventilated bin store to be submitted prior to the first use of the extension.

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.

Parking – the proposal would result in the loss of the parking space accommodated by the existing garage to the side of the host dwellinghouse. However, in their email correspondence dated to the 12th November 2024, the agent of the application confirmed that a parking space (measuring to at least 2.4m by 4.8m) would be retained on the property's existing driveway. This is supported by the site location plan, received on the 26th November 2024, which demonstrates the retention of such a space.

These arrangements are considered acceptable, pursuant to policy DM1 of the Manchester Core Strategy.

Other matters – the proposal also includes the replacement of an existing window in the property's northern side elevation with a smaller counterpart so as to allow for the installation of the side and rear extension. 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. 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-13477276', stamped as received by the City Council as Local Planning Authority on the 11th October 2024.

‘Proposed GA set’, numbered ‘A114_L(00)004’, stamped as received by the City Council as Local Planning Authority on the 28th October 2024.
‘Proposed Site Plan’, numbered ‘A114_L(00)003’, stamped as received by the City Council as Local Planning Authority on the 26th November 2024.

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.

4) Before first occupation of the extension hereby approved, details of a secure and ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The bin storage area shall be implemented in accordance with the approved scheme and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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

43 Whitebrook Road, Manchester, M14 6EF
14 Caxton Road, Manchester, M14 6FF
7 Caxton Road, Manchester, M14 6FE
41 Whitebrook Road, Manchester, M14 6EH
10 Caxton Road, Manchester, M14 6FF

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