MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141030/FH/2024
Date registered valid:	5 October 2024
Proposal:	Erection of a two-storey side and a single storey rear extensions following demolition of existing single storey side garage
Address:	301 Withington Road, Manchester, M21 0YA
Ward(s):	Whalley Range Ward
Applicant:	Mrs Bushra Raza
Agent (if any):	Mr Faraz Ahmed Architecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**04/12/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10/11/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 October 2024 Expired: 6 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
The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a paved driveway and modest front garden bordered by a low-level redbrick wall, a small internal garage with a single storey outrigger to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Withington Road is a residential street situated within the Whalley Range ward of Manchester, close to Mauldeth Road West, Whalley Range Cricket & Lawn Tennis Club, and Whalley Range Amateur Football Club. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached and detached residential properties.

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

Consultations & Notification Responses
Local residents, as per Appendix 1 – 1no. comment received, with concern regarding the construction work potentially causing damage to neighbouring properties.

Policy
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 2023)
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 two storey side and single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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 alteration 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 rear extension would project out from the existing building by 4000mm, spanning the width of the property at 7760mm. It would have a flat roof with a maximum height of 3000mm, the roof would feature 2no. roof light windows.

The proposed side extension would project out by 2990, leaving a gap of 500mm to the boundary with the adjoining property. It would be part-two storey and part one-storey, with a hipped roof on the two-storey section that would have a maximum height of 6585mm, sloping down to 5290mm at the eaves, first floor extension would also be set back from the front of the house by 285mm at ground floor and 2000mm at first floor to prevent a terracing effect. The single-storey section would have a flat roof with a maximum height of 3000m to match the proposed rear extension element.

The 4000mm rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3650mm), however is considered acceptable in these circumstances given that general permitted development regulations allow single storey rear extensions up to 6m (for semidetached dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Moreover, although large, the development is still 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

As the proposed extension is relatively large and extends close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. However, given the large size and east facing direction of the gardens in this area, the levels of overshadowing are considered to be acceptable in this instance.

The front elevation would feature 2no. additional windows, the side elevation would feature 1no. obscure glazed window on the first floor and one non-obscure glazed window on the ground floor, whilst the rear elevation would feature one set of glazed bi-fold doors 2no. windows at ground level and 1no. window on the first floor.

It is not anticipated that the new glazed doors and windows would cause any privacy issues for the residents or neighbours as the only side facing window above ground floor will be obscure glazed and conditioned as such.

The use of a flat roof minimises the overall footprint of the rear extension, with a height of 3000mm, it is not anticipated the addition will have an overbearing presence to the neighbouring properties. In addition to this, the two-storey section will not span the entire length of the side extension to ensure it does not cause undue overshadowing on the side windows at the rear section of the neighbouring property.

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.

Visual Amenity
The proposed extension would be built of brickwork uPVC windows and doors to match the existing dwellinghouse. Its side elevations would feature one obscure glazed window at first floor level and one non-obscure glazed window at ground level, whilst its rear elevation would feature a glazed bifold door, 2 windows at ground level and 1 window at first floor level. Its front elevation would feature 1 window at ground level and 1 window at first floor level.

Although large in scale, 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 on Withington Road and surrounding streets.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking
The current parking arrangements would be unaffected by this proposal

Waste Storage
The current waste storage arrangements would be unaffected by this proposal

Conclusion
Given the above issues, it is considered that the proposed side and rear extensions are 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 – Site and Location Plan – 03 December 2024 – Drawing number: 0-2
b. Drawing – Proposed Plans - 03 December 2024 – Drawing number: 0-5
c. Drawing – Proposed Elevation – 03 December 20204 – Drawing Number: 0-6

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.

5. Obscure Glazing:
Before first occupation the first-floor windows in the side elevation 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

278 Withington Road, Manchester, M21 0XZ
8 Nettleford Road, Manchester, M16 8NL
6 Nettleford Road, Manchester, M16 8NL
299 Withington Road, Manchester, M21 0YA
303 Withington Road, Manchester, M21 0YA
282 Withington Road, Manchester, M21 0XZ
280 Withington Road, Manchester, M21 0XZ

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