



**MANCHESTER**  
**CITY COUNCIL**

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

|                                |                                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no.</b>         | 141476/FH/2024                                                                                                                                                                                                                                                                                                  |
| <b>Date registered valid:</b>  | 11 November 2024                                                                                                                                                                                                                                                                                                |
| <b>Proposal:</b>               | Erection of a single storey side and rear extension, hip to gable roof extension and installation of rear roof dormer together with elevational alterations including: the cladding and re-roofing of existing single storey rear outrigger, installation of external wall insulation and blocking off a window |
| <b>Address:</b>                | 32 Redland Crescent, Manchester, M21 8DL                                                                                                                                                                                                                                                                        |
| <b>Ward(s):</b>                | Chorlton Park Ward                                                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>              | Mr Matthew Denniss & Ms Zoe Lanceley                                                                                                                                                                                                                                                                            |
| <b>Agent (if any):</b>         | Ms Jo Sharples, Editional Studio                                                                                                                                                                                                                                                                                |
| <b>Case officer:</b>           | Joshua Lee<br>Tel: 0161 219 2851<br>Email: <a href="mailto:joshua.lee@manchester.gov.uk">joshua.lee@manchester.gov.uk</a>                                                                                                                                                                                       |
| <b>Recommendation:</b>         | Approve                                                                                                                                                                                                                                                                                                         |
| <b>Date of recommendation:</b> | <b>10/12/2024</b>                                                                                                                                                                                                                                                                                               |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 20/11/2024

### Standard consultations:

Printed: 14 November 2024 Expired: 5 December 2024

### Neighbour notifications

Printed: 14 November 2024 Expired: 5 December 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 proposal related to a two-storey semidetached property on Redland Crescent. The property features a single storey outrigger and detached garage to the rear. The property features hardstanding to the front for off street vehicle parking and garden to the rear.

**Listed building:** Not applicable

**Conservation area:** Not applicable

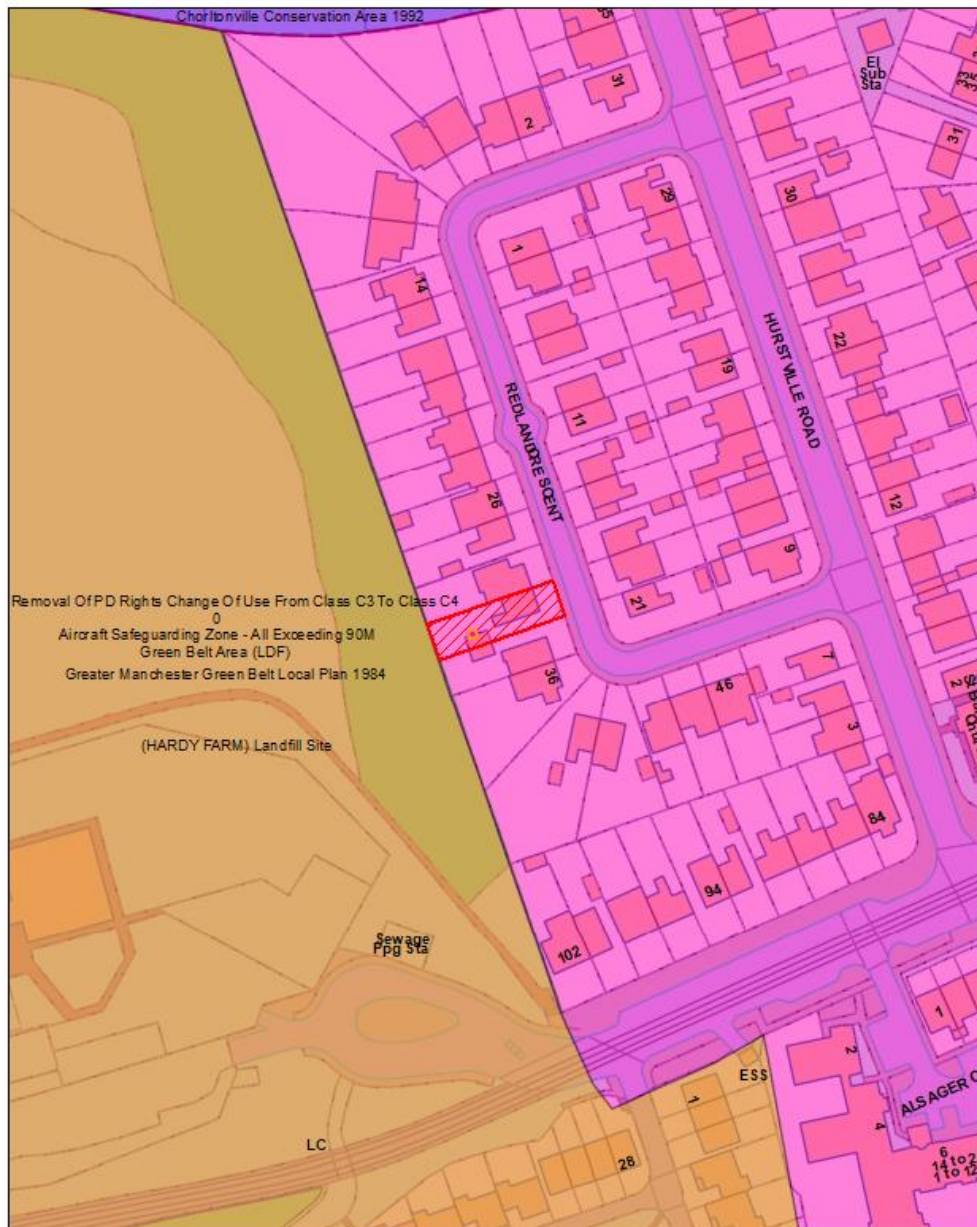
**Tree Preservation Order:** Not applicable



Figure 1. Street scene

## Description of area

The property is in a mostly residential part of the Chorlton Park ward of Manchester. The property sits with the buffer zone for the historic Hardy Farm landfill site. The property borders the Greater Manchester Green Belt to the rear boundary.



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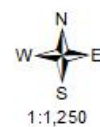


Figure 2. Location plan

## Description of development

The applicant is proposing the erection of a single storey side and rear extension, hip to gable roof extension and installation of rear roof dormer together with elevational alterations including: the cladding and re-roofing of existing single storey rear outrigger, installation of external wall insulation and blocking off a window.

### Single storey side extension

The proposed single storey side extension projects 1850mm from the existing side elevation leaving a 1000mm gap to the adjacent boundary. The single storey side runs 4850mm from a 4890mm set back to the principal elevation to 1500mm beyond the existing rear elevation. The proposed side extension is finished with a pitched gable end black standing seam steel sheeting roof and clad in natural finish larch timber with side windows and rear door.

### Single storey rear extension

The proposed single storey extension projects 3030mm from the existing rear elevation and spans 3250mm from the shared boundary to the existing outrigger. The rear extension is finished with sloping black standing seam steel sheeting roof and large doors to the rear.

### Hip to gable roof extension and installation of rear roof dormer

The proposal converts the existing hipped roof to a gable end roof and adds a rear dormer. The rear dormer sits entirely within the rear roof slope and is finished with black standing seam steel sheeting roof and a Juliet balcony.

### Cladding and re-roofing of existing single storey rear outrigger

The proposal builds up the existing sloped roof outrigger to form a flat roof with parapet. The outrigger is finished with external wall installation and clad in natural finish larch timber and a roof light.

### Installation of external wall insulation and blocking off a window.

The proposal adds 150mm external wall insulation to the side and rear elevations and is finished in lime white lime render. The principal elevation retains the brick finish.

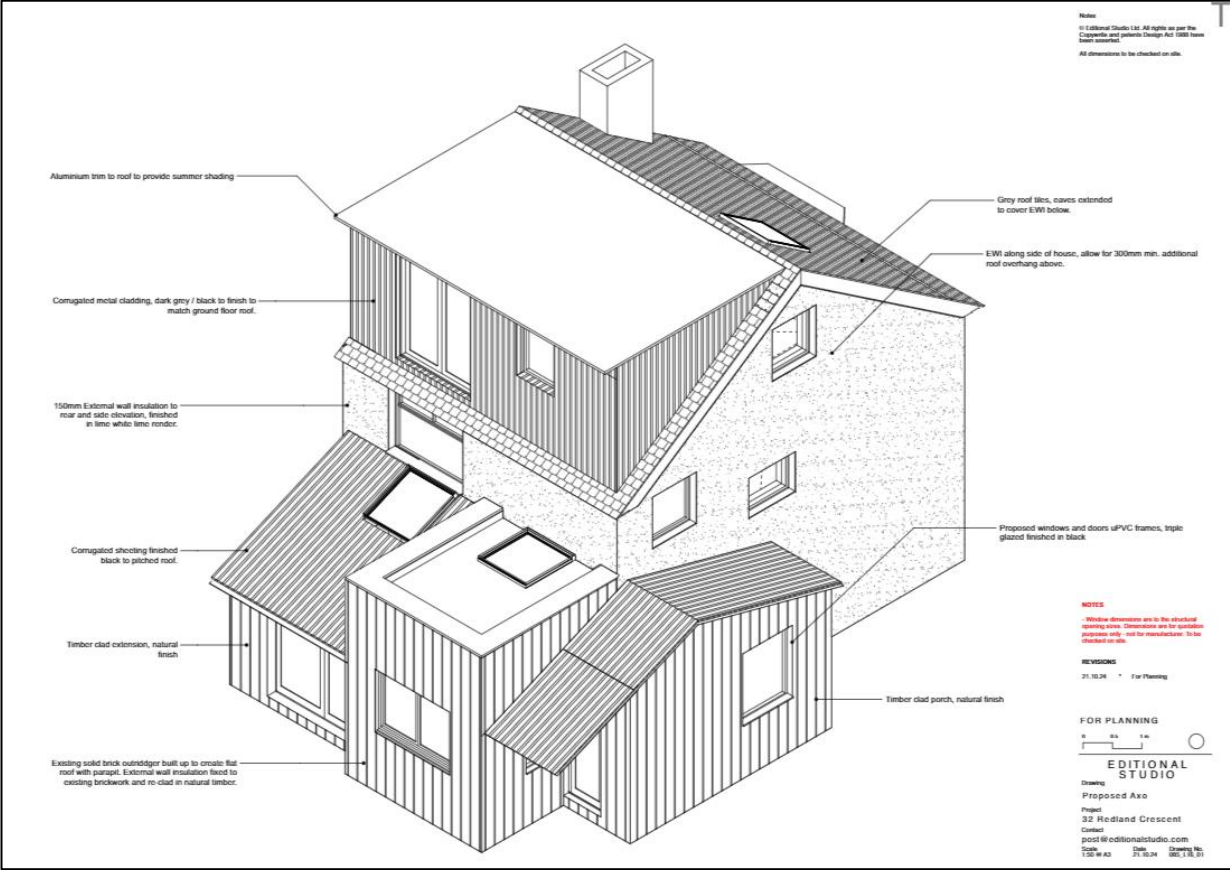
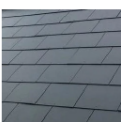


Figure 3. 3D View of proposal

| EDITIONAL STUDIO |                                                                                   | REDLAND CRESCENT                                                                    |                                                                                                                                                                                                                                     | MATERIAL SCHEDULE                                                           |  |
|------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--|
| External Surface | Product Name                                                                      | Product Image                                                                       | Link                                                                                                                                                                                                                                | Notes                                                                       |  |
| Extension Walls  | Rusewood SILA Select® Siberian Larch Cladding                                     |  | <a href="https://www.rusewood.co.uk/cladding/products/sila-select-siberian-larch/">https://www.rusewood.co.uk/cladding/products/sila-select-siberian-larch/</a>                                                                     | Bumblock fire retardant treatment applied in factory to B-s3, d2 or better. |  |
| Extension Roof   | 0.7mm GreenCoat® Steel Standing Seam Roof Sheet without Ribs - Nordic right black |  | <a href="https://www.cladco.co.uk/sheets/standing-seam-roofing/greencoat-steel-standing-seam-roof-sheet-without-rib">https://www.cladco.co.uk/sheets/standing-seam-roofing/greencoat-steel-standing-seam-roof-sheet-without-rib</a> |                                                                             |  |
| Dormer Walls     | Same product as extension roof                                                    | -                                                                                   | -                                                                                                                                                                                                                                   | -                                                                           |  |
| Rendered Walls   | Natural Finish External Lime Render - Chalk                                       |  | <a href="https://www.lime-green.co.uk/products/lime-render/natural-finish">https://www.lime-green.co.uk/products/lime-render/natural-finish</a>                                                                                     |                                                                             |  |
| Existing re-roof | 600x300 Jutland Fibre Cement Std Tiles                                            |  | <a href="https://www.burtonroofing.co.uk/cambrit-600x300-jutland-slate-graphite.html">https://www.burtonroofing.co.uk/cambrit-600x300-jutland-slate-graphite.html</a>                                                               | To match garage which has been recently re-roofed.                          |  |

Editional Studio Ltd, 50 Stockton Road, Manchester, M11 9ED  
Company No. 1190311

Figure 4. Material schedule

## Planning History

There is no planning history at the address.

## Consultation, notification & publicity responses

### Consultations

#### [Manchester City Council Environmental Health](#)

Manchester City Council Environmental Health were consulted on this application due to the location within the landfill buffer zone. They recommended the attachment of a condition for a gas membrane which has been attached to the decision.

### Notifications

#### [Local Residents](#)

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

## Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 18 - Contaminated Land and Ground Stability
- [Extant Unitary Development Plan \(UDP\) –](#)
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
  - Section 2 - Achieving sustainable development

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment

## The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

### Development Management and Planning Obligations

#### DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

#### *Appropriate siting, layout, scale, form, massing, materials, and detail*

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and tile to match the existing property on the principal elevation. New materials introduced (metal, render, timber) to the side and rear elevation are complementary to the existing colour and texture palette of the area, modernising the original building.

The proposal is designed to be subservient to the original dwelling house being mostly to the rear and at ground floor level. The new dormer would sit within the main roof line.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

#### *Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.*

The proposal cannot be seen from the street, so it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable. The new material palette introduced is to the side and rear of the property minimising the impact to the street scene.

The proposal is similar in size and scale to others nearby, notably side, rear and dormer extensions at Numbers 22, 24, 26, 30 and 32. Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified brick and tile materials.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

*Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.*

The proposal includes adding glazing at the back of the building. These doors face the green belt. The design of the boundary and its distance help reduce privacy concerns.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

*Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

*Adequacy of internal accommodation and external amenity space.*

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

*Refuse storage and collection.*

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

*Vehicular access and car parking*

The proposal eliminates a parking garage but keeps off-street parking in front of the property.

The proposal is in accordance with this development management principle.

*Effects relating to biodiversity, landscape, archaeological or built heritage*

The property sits within the buffer zone for the historic Hardy Farm landfill site. A condition has been attached for details of a gas membrane to be approved by the City Council as LPA prior to commencement. The applicant accepted the condition.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

#### *Green Infrastructure including open space, both public and private*

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

#### *Flood risk and drainage.*

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

### **Objective 1 - Spatial Principles**

#### *SP 1 - Spatial Principles*

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

*We consider this proposal to accord with the principles of this policy.*

### **Objective 6 Environment**

#### *EN 1 – Design Principles and Strategic Character Areas*

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

We consider this proposal to accord with the principles of this policy.

#### *EN 18 - Contaminated Land and Ground Stability*

This policy sets out the principle of development on contaminated land or unstable land.

The property sits within the buffer zone for the historic Hardy Farm landfill site. A condition has been attached for details of a gas membrane to be approved by the City Council as LPA prior to commencement.

We consider this proposal to accord with the principles of this policy.

## **Extant Unitary Development Plan (UDP)**

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

### **Citywide Development Control Policies**

#### [DC1 - Residential Extensions](#)

This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

## **Places for Everyone Plan (2022 – 2039)**

We have assessed the proposal against the following policies of the Places for Everyone Plan.

### **Strategy**

#### [JP-Strat9: Southern Areas](#)

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

### **Sustainable and Resilient Places**

#### [JP-S1: Sustainable Development](#)

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

### **Places for People**

#### [JP-P1 Sustainable Places](#)

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

## **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

### **Section 2 - Achieving sustainable development**

Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

#### **Section 4 - Decision-making**

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

#### **Section 12 - Achieving well-designed places**

Section 12 of the NPPF outlines the need to achieve well-designed places.

#### **Section 13 – Protecting Green Belt land**

Section 13 of the NPPF outlines how the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

#### **Section 15 - Conserving and enhancing the natural environment**

Section 15 outlines how planning policies and decisions should contribute to and enhance the natural and local environment.

We consider this proposal to accord with the principles of the NPPF.

### **Other Material Considerations**

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

## **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.

## **Conclusion**

After thorough consideration of the proposed development at 32 Redland Crescent, it is concluded that the application aligns with relevant local, regional, and national planning policies. The proposed extensions and alterations are designed to be in keeping with the existing property and surrounding area, ensuring minimal impact on the character of the neighbourhood and local amenities. The development is expected to have negligible effects on privacy, light, noise, and traffic. Therefore, the recommendation is to approve the application, subject to the specified conditions.

## **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. The proposal is considered to be acceptable and therefore determined within a timely manner.

## Condition(s) to be attached to decision for approval

### 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 11 Nov 2024
- b. Drawing - Site Plan 11 Nov 2024
- c. Drawing - Existing 11 Nov 2024 DRAWING PACK PLANS AND ELEVATIONS
- d. Drawing - Proposed 11 Nov 2024 DRAWING PACK PLANS AND ELEVATIONS
- e. Supporting Information - Redland Crescent\_Material Schedule 28 Nov 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

### 3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the submitted material schedule in 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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

### 4. Gas membrane

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

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 pursuant to policy EN18 of the Manchester Core Strategy (2012).

### 5. Flat roof restriction

The flat roof of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

## **6. Obscured glazing**

Before first occupation the windows in the first-floor 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**

Environmental Health

30 Redland Crescent, Manchester, M21 8DL  
21 Redland Crescent, Manchester, M21 8DL  
19 Redland Crescent, Manchester, M21 8DL  
34 Redland Crescent, Manchester, M21 8DL  
17 Redland Crescent, Manchester, M21 8DL

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Green Belt Land - Greater Manchester Green Belt Local Plan 1984  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: SOUTH AREA