



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140980/FH/2024

Date registered valid: 1 October 2024

Proposal: Erection of single storey side and part single storey, part two storey rear extension to form additional living accommodation

Address: 202 School Grove, Manchester, M20 4RY

Ward(s): Withington Ward

Applicant: Mr Bilal Ahmed

Agent (if any): Mr Daniel Llado, TDM Architectural

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **05/11/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09/10/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 October 2024 Expired: 25 October 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 semidetached dwellinghouse on the corner of School Grove and Brookleigh Road. The property features a single storey Outrigger, hard standing to the front for off street vehicle parking and a garden and detached garage to the rear with access from Brookleigh Rd.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is located in a predominantly residential part of the Withington ward of Manchester.



Figure 2. Location plan

Description of development

The applicant originally proposed the erection of part single, part two storey side and rear extension to form additional living accommodation.

Ground floor side extension

The proposed ground floor side extension projects 4000 millimetres from the main side elevation of the existing dwelling and runs 11,940 millimetres to the rear of the proposed rear extension. The ground floor side extension features two new bedrooms with en suite and family bathroom. Extension features windows to the front side and rear.

1st floor side extension

The proposed first floor side extension projects the same 4000 millimetres from the main side elevation of the existing dwelling and runs 9940 millimetres from a 2000 millimetre set back to the principal elevation. The first-floor side extension features a large lounge and windows to the front and rear. The side extension features a hipped roof with a lower ridgeline that hips into the main dwelling.

Ground floor rear extension

The proposed ground floor rear extension projects 4000 millimetres from the existing rear elevation of the main dwelling and projects a total of 9825 millimetres across the rear of the property from 150-millimetre gap to the shared boundary through to meet the proposed furthest elevation of the side extension. The proposed ground floor rear features a kitchen sitting area and bedroom which wraps around to meet the ground floor side extension and encapsulating the existing single-story Outrigger. The rear extension features large sliding glass doors.

1st floor rear extension

The proposed first floor rear extension projects 3000 millimetres from the existing rear elevation of the main dwelling expands the full 9825 millimetres across the rear of the property from 150-millimetre gap to the shared boundary to meet the side elevation of the proposed side extension. The first-floor rear extension features an increase in size to existing bedrooms and windows to the rear. The rear extension features a hipped roof that sits independently of the main roofline.

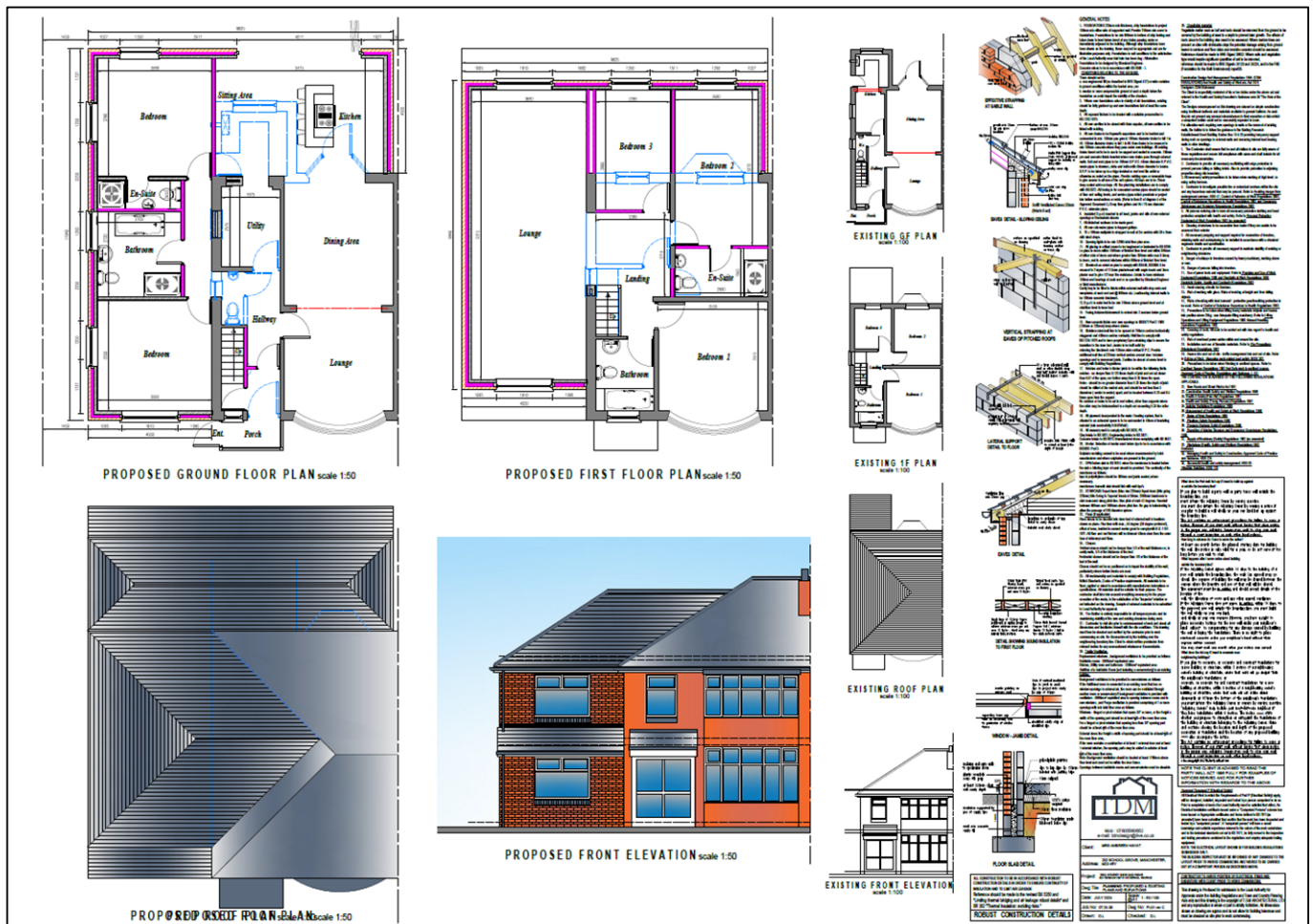


Figure 3. Proposed plans and elevations

Planning History

There is no planning history at the address.

Consultation, notification & publicity responses

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.

Negotiations

Issues have arisen in the consultation phase notably,

- 1) Two storey side extension on a corner property forward of the building line.
- 2) Rear massing.
- 3) Rear roof form.

In general, the combination of the extensions makes for a large massing to be added to the property which doesn't reflect the street scene and character of the area.

Updated proposed development.

The updated scheme makes significant amendments to the proposal to overcome the initial issues identified including reducing the side extension to a single storey and changing the rear extension.

The updated description of development reads Erection of single storey side and part single storey, part two storey rear extension to form additional living accommodation.

Single storey side extension

The proposed ground floor side extension projects 4000 millimetres from the main side elevation of the existing dwelling and runs 11,940 millimetres to the rear of the proposed rear extension. The ground floor side extension features two new bedrooms with en-suite and family bathroom. Extension features windows to the front side and rear. The extension is finished with a hipped roof.

Single storey rear extension

The proposed ground floor rear extension projects 4000 millimetres from the existing rear elevation of the main dwelling and projects a total of 9825 millimetres across the rear of the property from 150-millimetre gap to the shared boundary through to meet the proposed furthest elevation of the side extension. The proposed ground floor rear features a kitchen sitting area and bedroom which wraps around to meet the ground floor side extension and encapsulating the existing single-story Outrigger. The rear extension features large sliding glass doors. The single storey rear is finished with a sloping roof hipped into the side extension.

First floor rear extension

The first-floor rear extension projects 3000mm from the existing rear elevation and spans 3048mm across the rear from the existing side elevation and leaving a 2430mm gap to the attached boundary. The first-floor extension adds new glazing to the rear and is hipped into the main roof.

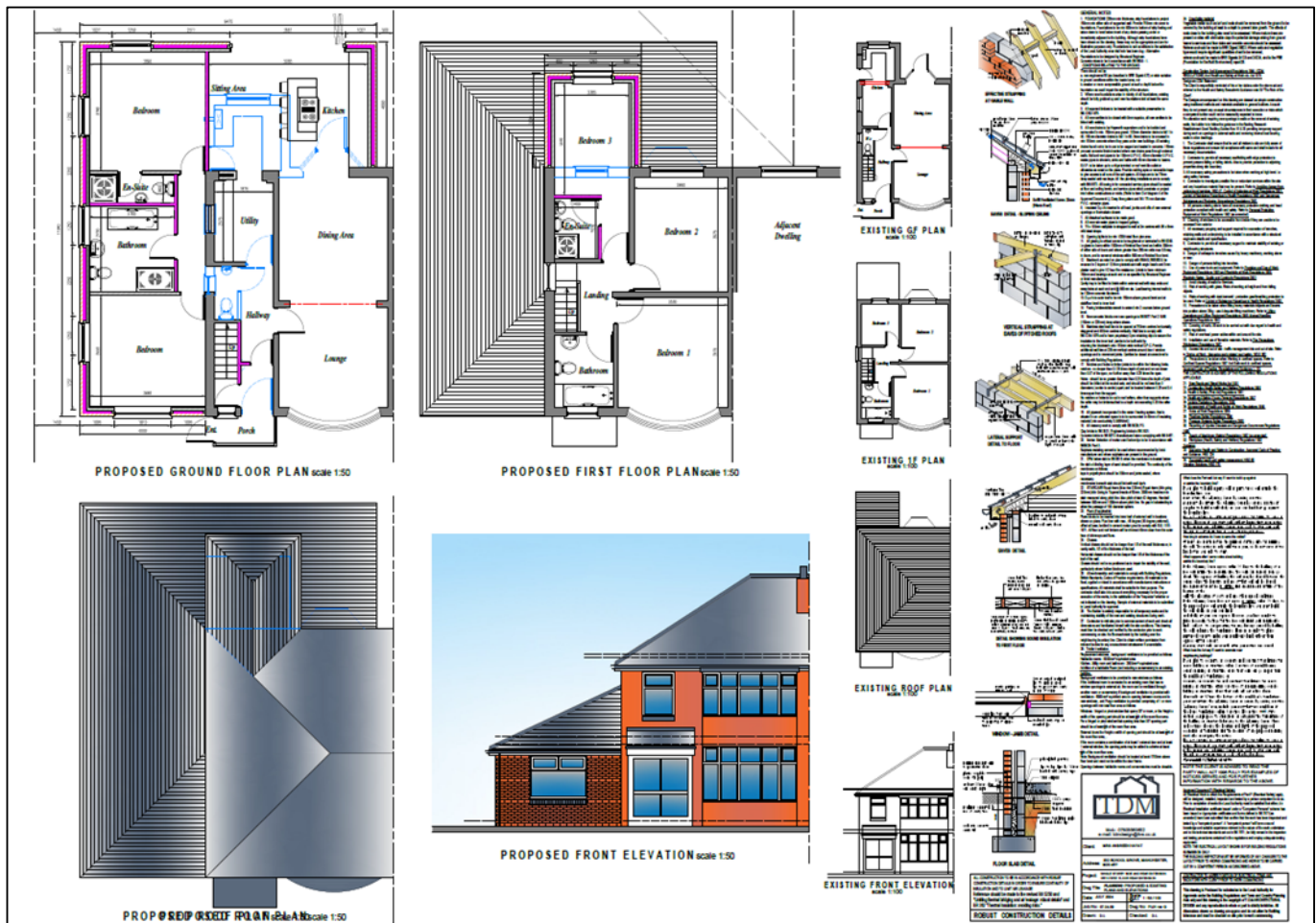


Figure 4. Updated plans and elevations

Consultation, notification & publicity responses to updated proposed development

Not required as a reduction in massing.

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

- [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
 - 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

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 (according to the application form).

The first-floor extension sits to the rear of the property and does not break the perpendicular property line.

The proposal is designed to be subservient to the original dwelling house being mostly at ground floor and a first-floor extension that is minimal and is hipped into the main roofline at a lower ridge height.

The first-floor rear extension is adequately set back from the shared boundary to avoid overbearing massing effects.

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 can be seen from the street however the design and use of similar materials help reduce the effect to the character of the street scene.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably No25, 43 and 188 which all have similar extensions and interactions with their respective intersections. 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 adds windows in the side and rear of the building. It doesn't unduly affect privacy because there are other existing windows to this elevation. The new side windows are entirely at ground floor.

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 doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

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

The property is exempt from biodiversity net gain rules on the householder exemption.

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.

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.

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.

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

The proposed development at 202 School Grove, Manchester, has been carefully reviewed and is recommended for approval. The application involves the erection of part single, part two-storey side and rear extensions to provide additional living accommodation. The proposal has been assessed against relevant local, regional, and national policies, and it aligns with the principles of sustainable development, good design, and minimal impact on the surrounding area. Overall, the development is deemed to make a positive contribution to the neighbourhood, adhering to planning policies and guidelines. Therefore, the recommendation is to approve the application, subject to standard conditions regarding the commencement of development and adherence to approved plans and materials.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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 01 Oct 2024
- b. Drawing - Proposed 04 Nov 2024 PL01 rev G PLANS AND ELEVATIONS
- c. Drawing - Existing & Proposed 04 Nov 2024 PL02 rev D ELEVATIONS

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 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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

39 School Grove, Manchester, M20 4RY
34 Brookleigh Road, Manchester, M20 4RX
204 School Grove, Manchester, M20 4RT
200 School Grove, Manchester, M20 4RY
41 School Grove, Manchester, M20 4RT
37 Brookleigh Road, Manchester, M20 4RX
37 School Grove, Manchester, M20 4RY
198 School Grove, Manchester, M20 4RY

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA