

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139787/FH/2024  
**Date registered valid:** 15 April 2024  
**Proposal:** Erection of a part single, part two storey rear extension to provide additional living accommodation  
**Address:** 58 Meldon Road, Manchester, M13 0TR  
**Ward(s):** Rusholme Ward  
  
**Applicant:** Mr Ijaz A  
**Agent (if any):** Mr Amjad Tahir, AFR Studio Ltd  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)  
  
**Recommendation:** Approve  
**Date of recommendation:** 22<sup>nd</sup> May 2024



## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 23 April 2024      Expired: 15 May 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 site relates to a two storey mid terrace property in the Rusholme ward area of Manchester. The property features decorative paving to the front and garden to the rear with a small detached outbuilding to the rear of the garden. Off road car parking is available at the front within the curtilage of the property. A two storey projection measuring approximately 600mm is situated partway along the rear wall of the property to a width of 5.5m with a ground floor bay window. A ginnel is located between the application site and no. 56 Meldon Road.



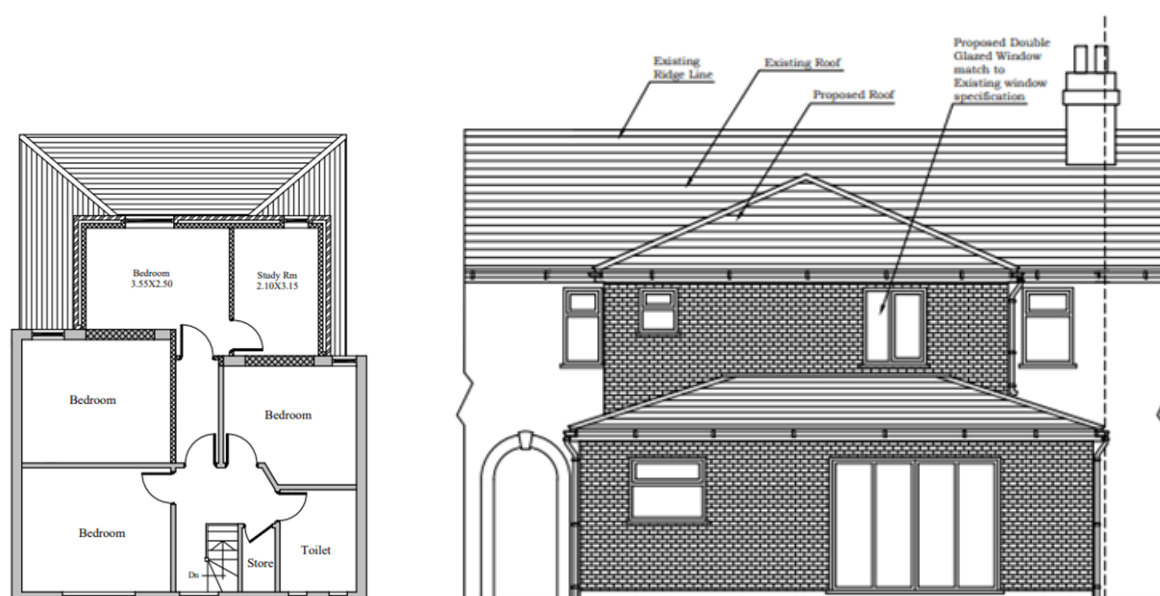
**Listed building:** Not applicable  
**Conservation area:** Not applicable  
**Tree Preservation Order:** Not applicable

### **Description of area**

The area is predominantly residential in nature

### **Description of development**

The applicant is seeking planning permission for the erection of a part single, part two storey rear extension to provide additional living accommodation



### **Consultations & Notification Responses**

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments or representations have been received in respect of this application.

### **Policy and Issues**

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

## Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February). There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

## Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

## History

No previous planning applications relating to this site

### Residential amenity

The applicant is seeking planning permission for the erection of a part single, part two storey rear extension to provide additional living accommodation. During assessment of the application, the City Council raised concerns with regards to the projection at the first floor. Following negotiations, the agent amended the proposal and reduced the projection at first floor.

Following demolition of part of the rear projection, the proposed extension would project off the rear wall at ground floor measuring a total of 5.5m extending the width of the host dwelling. Sliding doors and a window are proposed on the rear elevation; no windows are proposed along the side elevations and the roof of the ground floor would be hipped.

The first floor element of the proposal would have a hipped roof and would be set down significantly from the existing ridge height of the property. There would be a projection measuring a total of approximately 3.4m to a width of 6.4m across the rear wall. A gap would be retained to shared boundary with no. 60 Meldon Road measuring 1.5m. Two windows would be situated on the rear elevation; no windows are proposed along the side.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers particularly given the gap retained to the shared boundaries on either side. Extensions to the rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

The extensions is not considered to be overly large, is not unduly excessive and is comparable in terms of size and its position to others found in the immediate area. The extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the rear of the property.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

### Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

### Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, a condition has been attached to ensure that the applicant uses matching brick. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable  
Disabled access

#### Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

#### Refuse

The storage of refuse bins are not affected by the proposal as access along the side would still be available for the movement of refuse bins.

#### Conclusion

Although the proposal would not be visible from the public highway and therefore would not be a feature within the street scene, however, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

### **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.

**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 application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

### **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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Revised received on 16th May 2024 numbered DR04 Proposed Floor Plans

Revised received on 16th May 2024 numbered DR06 Proposed Elevations

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. For the avoidance of doubt, the arrangement and finishes of all bricks to external elevations of the extension shall match the corresponding facing brick of the elevation of the original dwelling at ground and first floor.

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 policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

### **Appendix 1 – List of consultees & neighbours notified**

2 Elsdon Road, Manchester, M13 0TG  
60 Meldon Road, Manchester, M13 0TR  
56 Meldon Road, Manchester, M13 0TR  
17 Omer Avenue, Manchester, M13 0UP

### **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA