



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137893/FO/2023

Date registered valid: 4 September 2023

Proposal: Erection of a single storey extension to the rear of 33-35 Church Lane

Address: 33-35 Church Road, Manchester, M22 4NN

Ward(s): Northenden Ward

Applicant: Ms Claire Churchward

Agent (if any): Mr Peter Acton, Consultancy 58

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

Recommendation: Approve

Date of recommendation: 28/09/2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 06/09/2023

Standard consultations:

High Speed 2 Limited: Printed: 5 September 2023 Received: 8 September 2023

Neighbour notifications

Printed: 5 September 2023 Expired: 26 September 2023

Site notice

Posted: 6 September 2023 Expired: 27 September 2023

Press advert

Published: 12 September 2023 Expired: 26 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to 2no mid-terrace dwellinghouses on Church Road. The properties feature existing two storey outriggers with 35 Church Road having a further ground floor extension to the rear. The properties feature small front gardens and rear yards with shared vehicle access to the rear. Beyond the shared access is a garden with garage.

Listed building: Not applicable

Conservation area: Northenden Conservation Area 1979

Tree Preservation Order: Not applicable



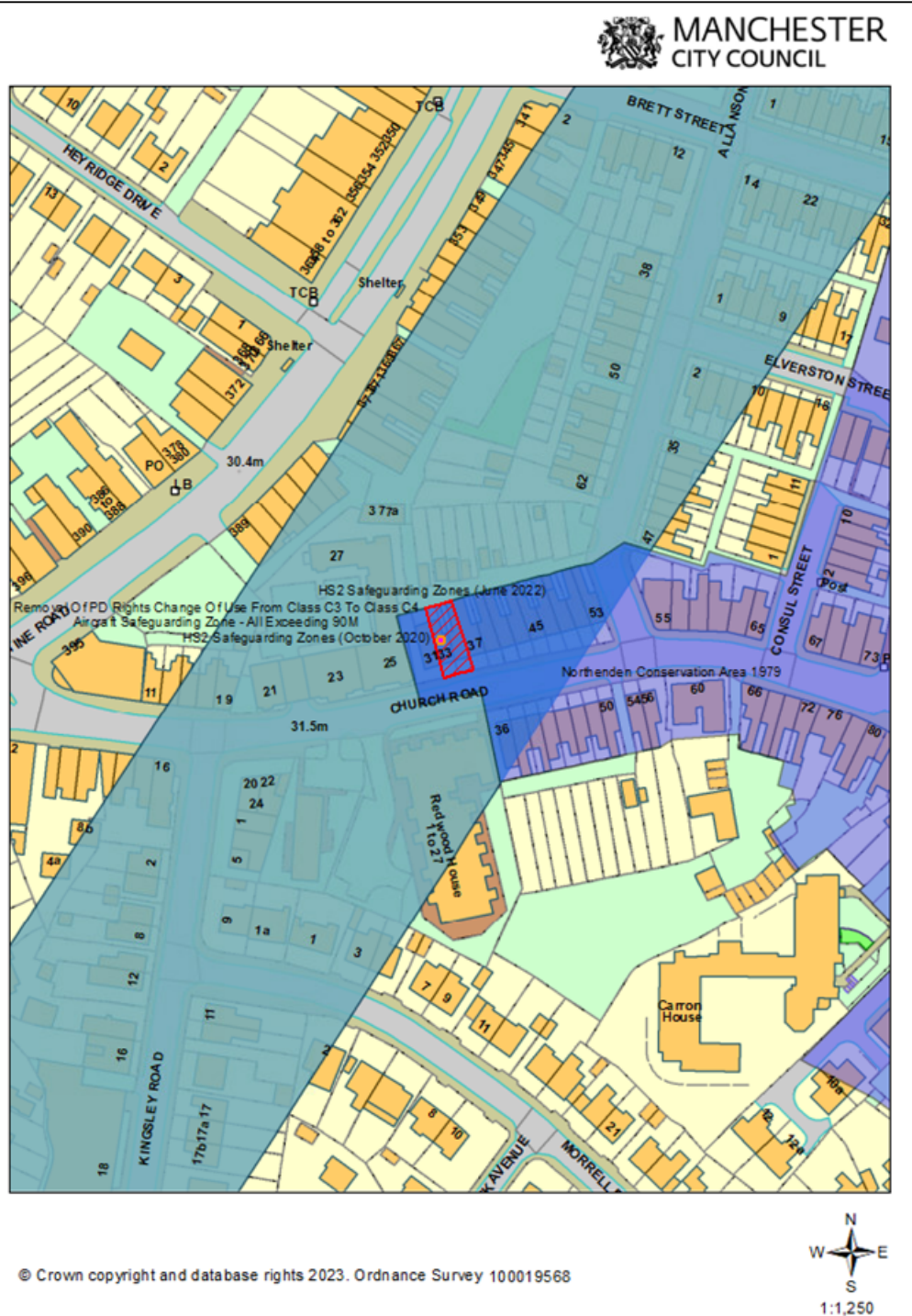
Figure 1. Street Scene



Figure 2. Rear Elevation

Description of area

The properties are located in a predominantly residential part of the Northenden ward of Manchester. The properties sit within the Northenden Conservation Area. The properties also sit within the High Speed 2 Safeguarding Zone.



Description of development

The applicant proposes the erection of a single storey extension to the rear of 33-35 Church Lane.

The proposal would combine 33 & 35 Church Road to create one single dwelling.

The main rear extension encloses the outriggers projecting 3498mm from the main rear elevation. The extension adds 2no roof lights.

The proposal adds a further extension to the rear of No.33 by 2400mm for a total of 5890mm. The extension adds a roof light.

The proposal maintains the existing ground floor extension to No.35.

The proposal removes the boundary wall between the two properties to create a combined rear yard measuring 15.26sqm.

The proposal drops the rear wall to the shared drive.



Figure 3. Existing Plans

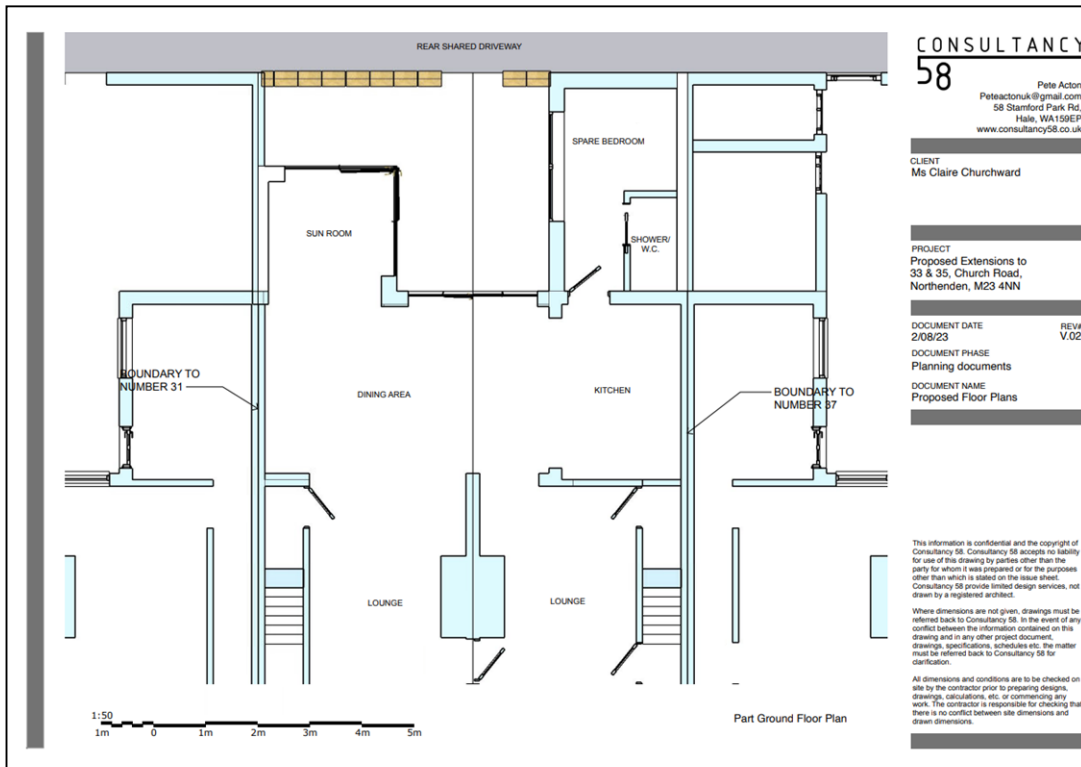


Figure 4. Proposed floor plan

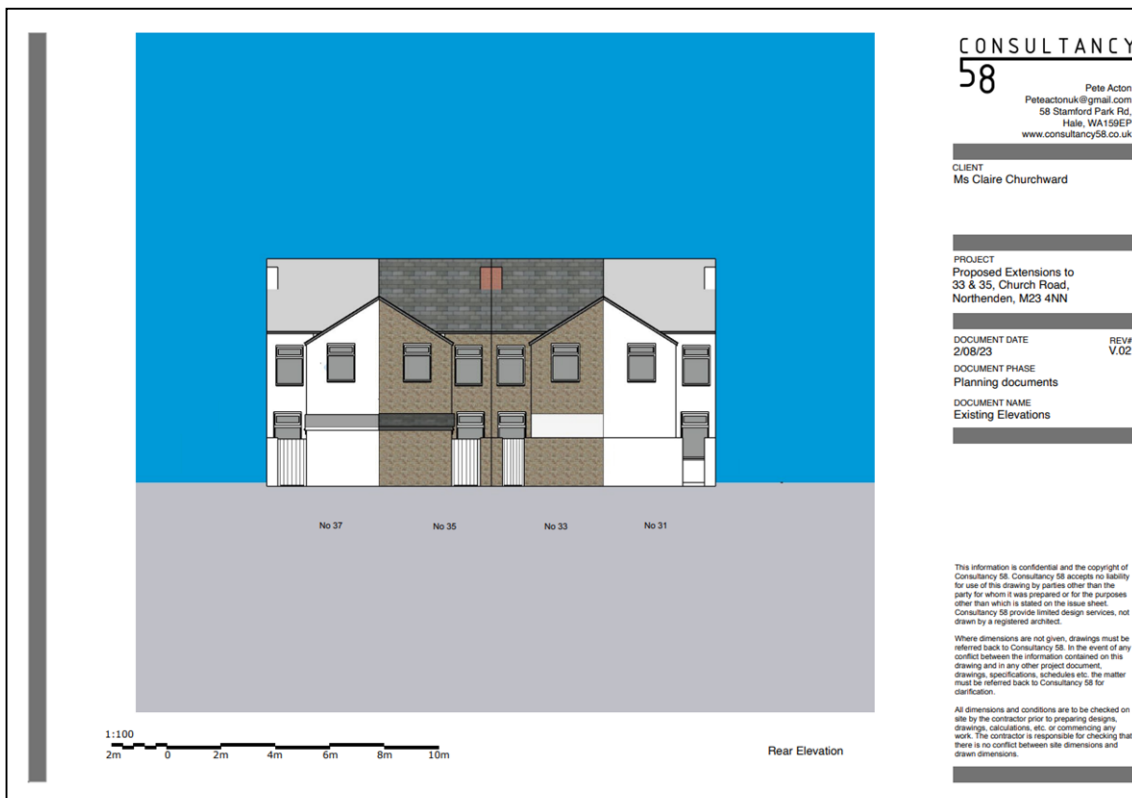


Figure 5. Existing Rear Elevation



Figure 6. Proposed Rear Elevation

Planning History

There is no planning history at the properties.

Consultations & Notification Responses

Consultations

High Speed Two Limited

As the site of the development is within the High Speed Two safeguarding zone, HS2 Limited were consulted on this proposal.

After reviewing the proposal, HS2 Ltd confirmed it will not affect HS2 works in the location.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - DM 1 - Development Management
 - SP 1 - Spatial Principles
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage
 - EN 8 – Adaptation to Climate Change

- EN 14 – Flood Risk
- EN 16 - Air Quality
- EN 18 - Contaminated Land and Ground Stability
- EN 19 - 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 are still considered relevant to this proposal.
 - DC1 - Residential Extensions
 - DC18 - Conservation Areas
 - DC26 - Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

Principle of development

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

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.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the ‘Development Principles’ and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

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

The applicant is seeking the erection of a single storey extension to the rear of 33-35 Church Lane.

The proposed extension matches the architectural style and features of the existing building.

The proposal uses brick to match the materials of the existing property (as stated in the application form).

It is of note that the proposal creates one dwelling from 33 & 35 Church Road and the siting, layout, scale, form, massing, materials, and detail have been assessed as such.

The extension has been sited and designed to ensure that it is subservient to the original dwelling house.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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 is not visible from the main street scene and therefore has no effect on the character of the street.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance 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 glass doors on the rear elevation facing into the shared driveway and gardens beyond with the effect on privacy being minimal.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

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

The proposal alters the rear access to the premises but does not create an unnecessary barrier to access and egress.

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

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space.

It is of note that the property has gardens beyond the shared driveway access giving a good amount of external amenity space.

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

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

The proposal is within the Northenden Conservation Area.

The conservation area, which was designated by the City Council in December 1981, covers just over seven hectares centred on the parish church. It extends northwards to include the riverbanks and southwards to the 19th century shops, houses and other buildings on Church Road and Royle Green Road.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions and outbuildings.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

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. As such proposal would have a negligible impact on green infrastructure, with an acceptable balance between the proposed development and retention of the existing green space achieved.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

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

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

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.

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'.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

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

This proposal sits within the 'Wythenshawe Character Area'.

This proposal is considered to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city's districts and neighbourhoods.

The development is considered to accord with the aspirations of this policy.

EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The development is considered to accord with the aspirations of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The proposal does not sit in a flood risk area.

This proposal is considered to accord with the principles of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The proposed development would not give rise to air quality issues when the development is operational.

This proposal is considered 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.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

The proposal is considered to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC1 - Residential Extensions

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

This proposal is considered to accord with the principles of this policy.

DC18 - Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

This proposal is considered to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

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 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

This proposal is considered to accord with the principles of these policies.

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 \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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 proposal is considered acceptable in this location, in terms of design, scale and massing, 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. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

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 | 22 Aug 2023 | THE LOCATION PLAN |
| b. Drawing - Site Plan | 22 Aug 2023 | BLOCK PLAN |

c. Drawing - Site Plan	30 Aug 2023	PROPOSED
d. Drawing - Existing	22 Aug 2023	V.02 FLOOR PLANS
e. Drawing - Existing	22 Aug 2023	V.02 FLOOR PLAN
f. Drawing - Existing	22 Aug 2023	V.02 FLOOR PLAN
g. Drawing - Existing	22 Aug 2023	V.02 ELEVATIONS
h. Drawing - Existing	22 Aug 2023	V.02 ELEVATIONS
i. Drawing - Proposed	22 Aug 2023	V.02 FLOOR PLANS
j. Drawing - Proposed	22 Aug 2023	V.02 FLOOR PLANS
k. Drawing - Proposed	22 Aug 2023	V.02 FLOOR PLAN
l. Drawing - Proposed	22 Aug 2023	V.02 ELEVATIONS
m. Drawing - Proposed	22 Aug 2023	V.02 ELEVATIONS
n. Drawing - Proposed	22 Aug 2023	V.02 ELEVATIONS
o. Drawing - Proposed	22 Aug 2023	V.02 ELEVATIONS
p. Drawing - Proposed	22 Aug 2023	V.02 ELEVATIONS
q. Drawing - Proposed	22 Aug 2023	V.02 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.

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.

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. Flat roof restriction

The flat roof of the extension(s) 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.

6. Class C3(a) restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning

Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

9 Redwood House, Church Road, Manchester, M22 4NT
7 Redwood House, Church Road, Manchester, M22 4NT
4 Redwood House, Church Road, Manchester, M22 4NT
27 Redwood House, Church Road, Manchester, M22 4NT
24 Redwood House, Church Road, Manchester, M22 4NT
22 Redwood House, Church Road, Manchester, M22 4NT
2 Redwood House, Church Road, Manchester, M22 4NT
18 Redwood House, Church Road, Manchester, M22 4NT
15 Redwood House, Church Road, Manchester, M22 4NT
12 Redwood House, Church Road, Manchester, M22 4NT
10 Redwood House, Church Road, Manchester, M22 4NT
37 Church Road, Manchester, M22 4NN
36 Church Road, Manchester, M22 4NW
31 Church Road, Manchester, M22 4NN
8 Redwood House, Church Road, Manchester, M22 4NT
6 Redwood House, Church Road, Manchester, M22 4NT
5 Redwood House, Church Road, Manchester, M22 4NT
3 Redwood House, Church Road, Manchester, M22 4NT
26 Redwood House, Church Road, Manchester, M22 4NT
25 Redwood House, Church Road, Manchester, M22 4NT
23 Redwood House, Church Road, Manchester, M22 4NT
21 Redwood House, Church Road, Manchester, M22 4NT
20 Redwood House, Church Road, Manchester, M22 4NT
19 Redwood House, Church Road, Manchester, M22 4NT
17 Redwood House, Church Road, Manchester, M22 4NT
16 Redwood House, Church Road, Manchester, M22 4NT

14 Redwood House, Church Road, Manchester, M22 4NT

11 Redwood House, Church Road, Manchester, M22 4NT

1 Redwood House, Church Road, Manchester, M22 4NT

39 Church Road, Manchester, M22 4NN

38 Church Road, Manchester, M22 4NW

35 Church Road, Manchester, M22 4NN

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

Conservation Area - Northenden Conservation Area 1979

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: SOUTH AREA