



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140069/FH/2024
Date registered valid: 23 May 2024
Proposal: Erection of two storey rear extension and conversion of garage to habitable accommodation
Address: 220 Kerscott Road, Manchester, M23 0GP
Ward(s): Brooklands Ward
Applicant: Mr K Bresnahan
Agent (if any): Mr A Gilbert
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 15.07.2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12/06/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 May 2024 Expired: 14 June 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 relates to a detached dwellinghouse on Kerscott Road constructed in the early noughties. The property features hardstanding to the front for off street vehicle parking.

Listed building: Not applicable

Conservation area: Not applicable

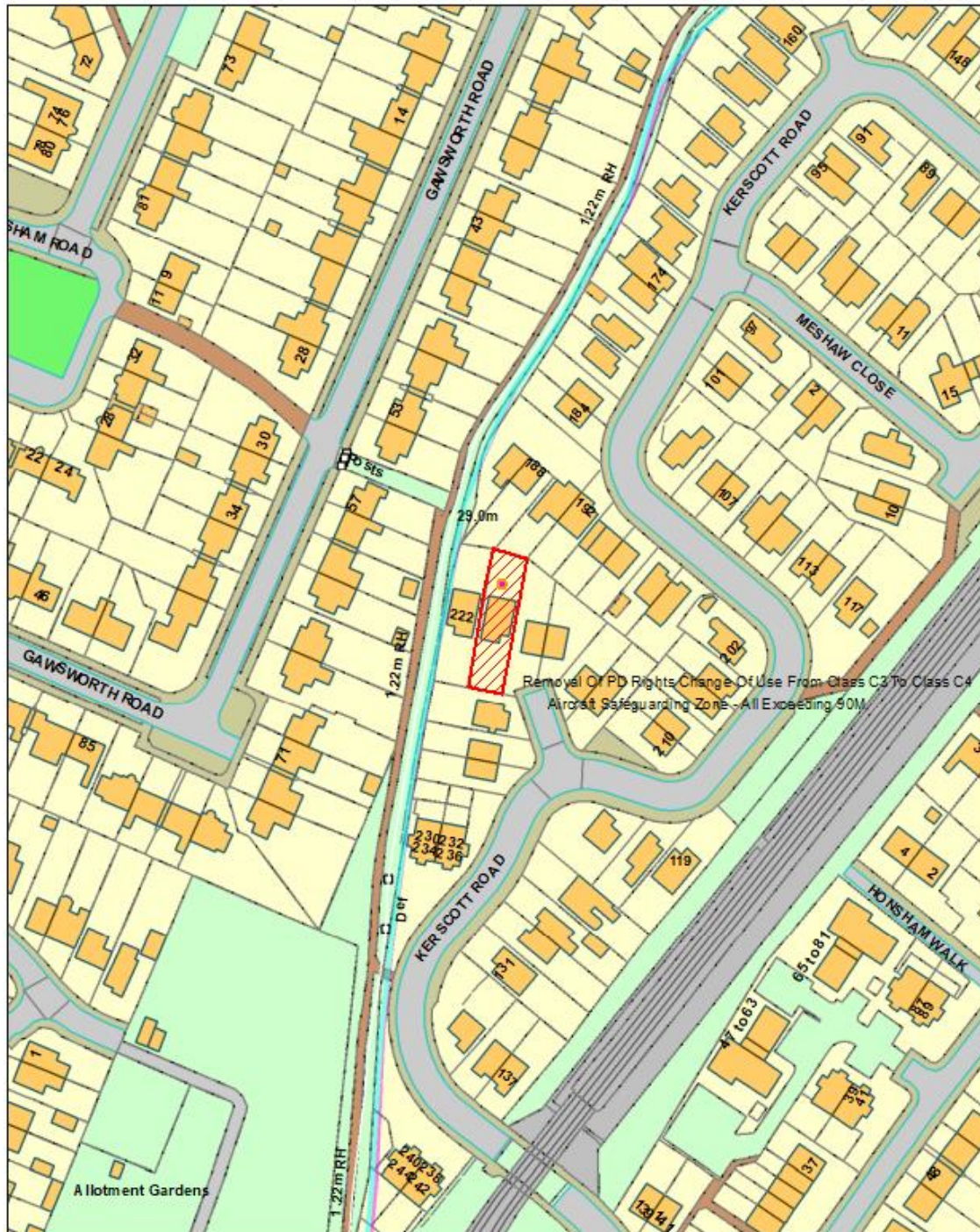
Tree Preservation Order: Not applicable



Figure 1. Street view

Description of area

The property is located in a predominantly residential part of the Brooklands ward of Manchester very close to the border with Trafford LPA.



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Description of development

The applicant is proposing the erection of two storey rear extension and conversion of garage to habitable accommodation.

Two storey rear extension

The proposed two storey rear extension projects 3000mm from the existing rear elevation and spans the entire rear of the building leaving 900mm to the boundary with No.222 and 1100mm to the boundary with No.218. The two-storey rear extension feature glazing to the rear elevation and a gable end roof.

Conversion of garage

The proposal removes the integrated garage and replaces with habitable accommodation. The only external change is the removal of the garage door with a new window.

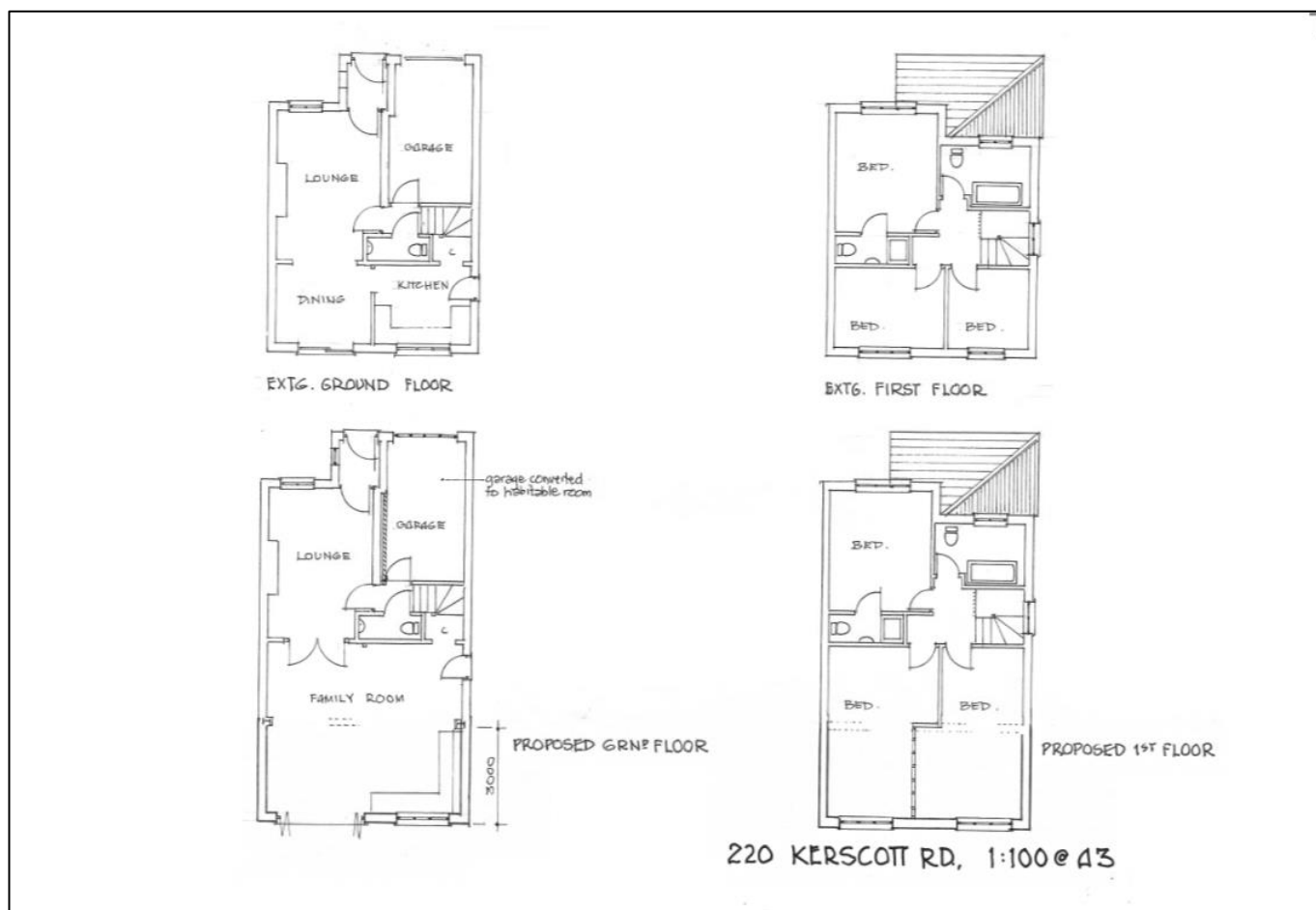


Figure 2. Existing and proposed floor plans

Planning History

054629/FO/SOUTH3/98

Description: Residential development comprising 176 x 2 storey houses and 2/3 storey flats

Decision: 05/02/1999

Consultation, notification & publicity responses

Notifications

Local Residents

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

3no local residents commented in objection to the proposal with concerns on the impacts to the residential amenity including, parking, overshadowing and the precedent of development.

These concerns will be considered and addressed in the policy discussion in the sections below.

Negotiations

Issues have arisen in the consultation phase.

The two-storey rear extension would be a significant massing on the boundary with No.222 and a setback would be required.

The officer notified the agent of the issues with opportunity to amend the plans submitted. An email was sent on 20/06/2024 and a follow-up was sent on the 27/06/2024. No reply was received before the target date of 13/07/2024.

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
 - DC1 - Residential Extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039](#)- Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable

growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- 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 \(The NPPF\)](#) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government’s planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle of the development

Residents can usually expand their homes for more space, as long as it doesn't affect the neighbourhood or property's character.

The proposal's principle is unacceptable. There are factors in amenity terms that warrant refusal.

After careful consideration, it is concluded that the proposed development opposes the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

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 would create a 3000m rear extension at both floors of the property extending the massing of the property significantly to the rear of the existing property line. This is further accentuated by the gable end roof massing to the rear.

It is noted that the dwellinghouse is detached however the boundary distances are minimal and read as defacto attached on the street scene and when assessing amenity impacts.

The proposal uses brick and tile to match the existing property (according to the application form).

The two-storey rear extension fails to be subservient to the original dwelling house.

The garage conversion would be acceptable as it would not add any massing to the property.

Officers consider the new development to be unacceptable 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 proposed size and scale of the development, notably the two-storey rear extension, would be out of character to the surrounding properties in the area and would extend the rear elevation beyond the existing property line.

The houses in this area are relatively modern and have been designed as part of a wider development on Kerscott Road. The two-storey extension would break the character of these properties and wouldn't sit well in the area.

The converted garage would be acceptable as although it removes a parking garage it maintains parking to the front.

In general, the proposed development has a harmful impact on the surrounding areas. The design, scale, and appearance oppose 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 proposed rear extension would add significant massing to the property to the detriment of neighbouring residential amenity. Notably the two-storey extension on the very close neighbour at No.222. The boundary distances are very close and the 3m two storey massing to the rear of the property would cause an overbearing effect on residents of No222.

The proposal adds 1no window in the front of the building. It doesn't unduly affect privacy because there are other windows to this elevation.

The proposal includes adding large glass doors at the back of the building. These doors face the rear of properties on Kerscott Drive. The design of the boundary and its distance help reduce privacy concerns.

The proposal is expected to have an effect on local light by creating an overbearing massing to No222 with the potential to reduce light to the rear of the property.

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 harmful impact on privacy, light, noise, air quality, and other factors. So, it opposes 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 however the effect of the two-storey rear massing would create an overbearing development to the rear of the property and impact the amenity of local residents external space.

This opposes 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 has minimal effect on the existing vehicle access and car parking at the property.

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 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 proposal is exempt from biodiversity net gain rules

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 oppose 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 ‘Wythenshawe Character Area’.

We consider this proposal to oppose 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.

DC1 - Residential Extensions

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

We consider this proposal to oppose 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 oppose 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.

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

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

We find the proposal's design, size, and appearance unacceptable for this location. The two-storey rear extension would cause an overbearing massing to the rear of the property harming the residential amenity of local neighbour and the character of the area. Due to these reasons, the proposal is likely to have a negative impact. It opposes with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive way to find solutions for planning problems. Problems arose during assessment of the proposal and the officer tried to negotiate a solution however no reply was received.

Reasons for refusal

1. Harm to residential amenity

The proposal, notably the two storey 3m rear extension, would cause an overbearing massing to the rear of the property harming the residential amenity of local neighbour (No. 222) and potentially having harmful impacts to local light and external amenity spaces of other residents counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat9, JP-S1, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

2. Harm to the character of the area

The proposal, notably the two storey 3m rear extension, would cause an overbearing massing to the rear of the property failing to remain subservient to the original dwelling and not in keeping with design and character of local properties and the wider development in the area counter to policies DM 1, SP 1 and EN 1 of the Manchester Core Strategy; DC1 Extant UDP; JP-Strat9, JP-S1, JP-P1 of the Places for Everyone Plan and; Section 5 and 12 of the NPPF.

Appendix 1 – List of consultees & neighbours notified

222 Kerscott Road, Manchester, M23 0GP
 218 Kerscott Road, Manchester, M23 0GP
 192 Kerscott Road, Manchester, M23 0GP
 190 Kerscott Road, Manchester, M23 0GP
 188 Kerscott Road, Manchester, M23 0GP
 224 Kerscott Road, Manchester, M23 0QE

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
 Flood Zones Type 2 (low to medium risk) -
 Area Team Boundary - Name: SOUTH AREA