



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138270/FH/2023

Date registered valid: 9 October 2023

Proposal: Erection of a part single/part two storey rear extension with terraced area, erection of a hip to gable roof extension with associated rear dormer and erection of single storey front extension to garage and porch.

Address: 2 Redland Crescent, Manchester, M21 8DL

Ward(s): Chorlton Park Ward

Applicant: Mr and Mrs Graham

Agent (if any): Mrs Paula Butterfield Groves

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/11/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13/10/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 October 2023 Expired: 2 November 2023

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

Proposal relates to a detached dwellinghouse on Redland Crescent. The property features an existing two storey side extension and single storey rear extension. The property features hardstanding to the front for off street vehicle parking and landscaping to the rear.

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992 (borders)

Tree Preservation Order: Not applicable



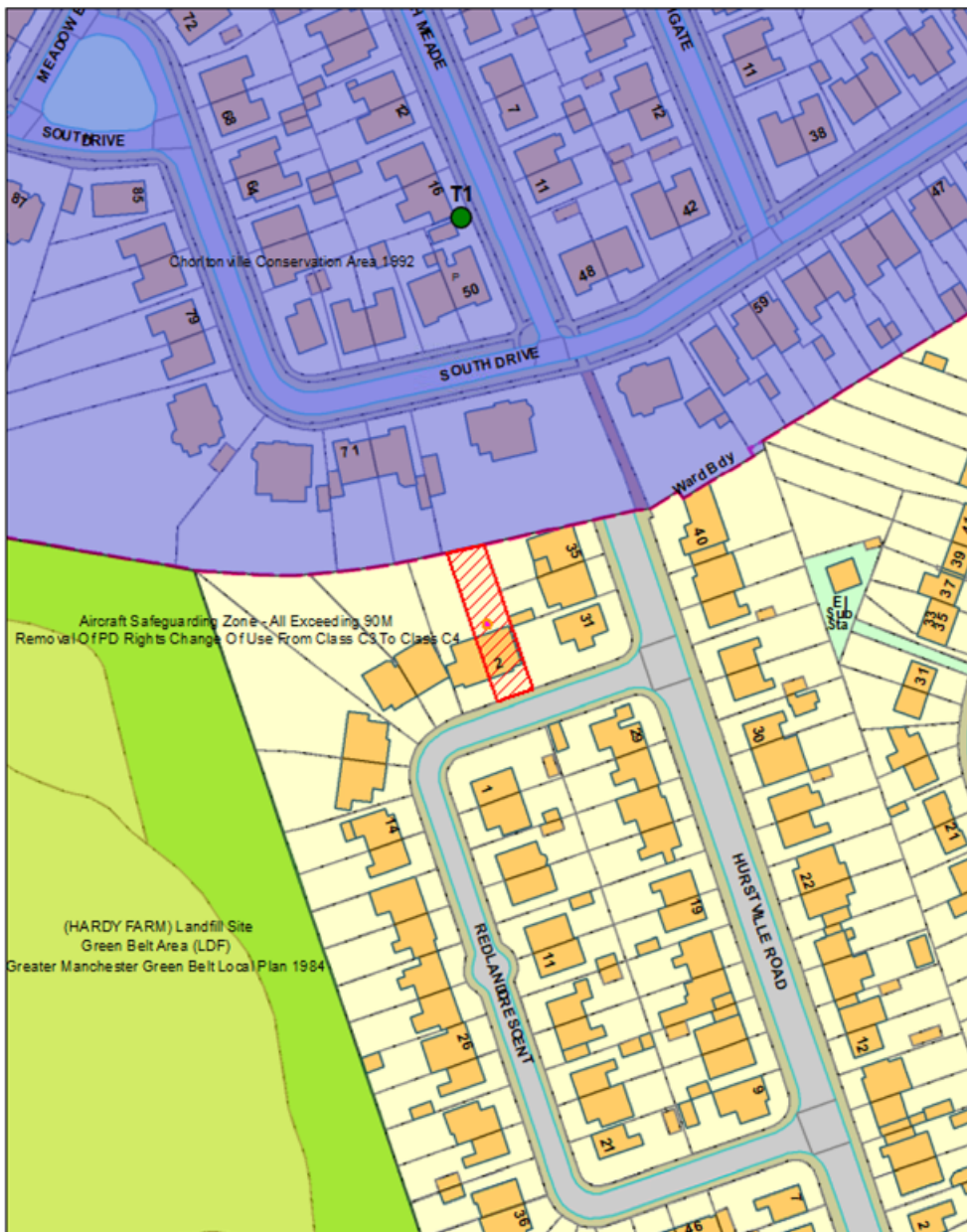
Figure 1. Street scene



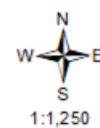
Figure 2. Rear elevation

Description of area

The property sits within a predominantly residential part of the Chorlton Park ward of Manchester. The property borders the Chorltonville Conservation Area.



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Description of development

The applicant proposes the erection of a part single/part two storey rear extension with terraced area, erection of a hip to gable roof extension with associated rear dormer and erection of single storey front extension to garage and porch.

Part single rear extension

The proposed development creates a rear extension projecting 4500mm from the original rear elevation extending the existing rear extension by 1500mm. The extension spans the full 8500mm width of the property leaving a 350mm gap to the shared boundary. The proposal adds a further 1500mm x 4500mm bay window that sits 850mm from the boundary. The proposal features a green flat roof with a large flat rooflight.

Part two storey rear extension

The proposal adds a first-floor rear extension projecting 1500mm from the existing rear elevation and spanning 6000mm across the property, leaving a 350mm gap to the shared boundary and a 2500mm gap to the existing side elevation. The proposal features a flat roof with 2no flat rooflight.

Erection of a hip to gable roof extension with associated rear dormer

The proposal alters the hipped roof feature to a gable end and adds a new dormer to the existing roof conversion that sits within the roofline. The dormer sits 350mm off the shared boundary and 2500mm from the existing side elevation inline with the proposed first floor extension. The proposal adds a terrace set into 2500mm gap between the dormer and existing side elevation.

Erection of single storey front extension to garage and porch.

The proposal adds a small flat roof extension to the front of the property projecting 775mm inline with the existing sloped roof feature.



Figure 3. Proposed elevations

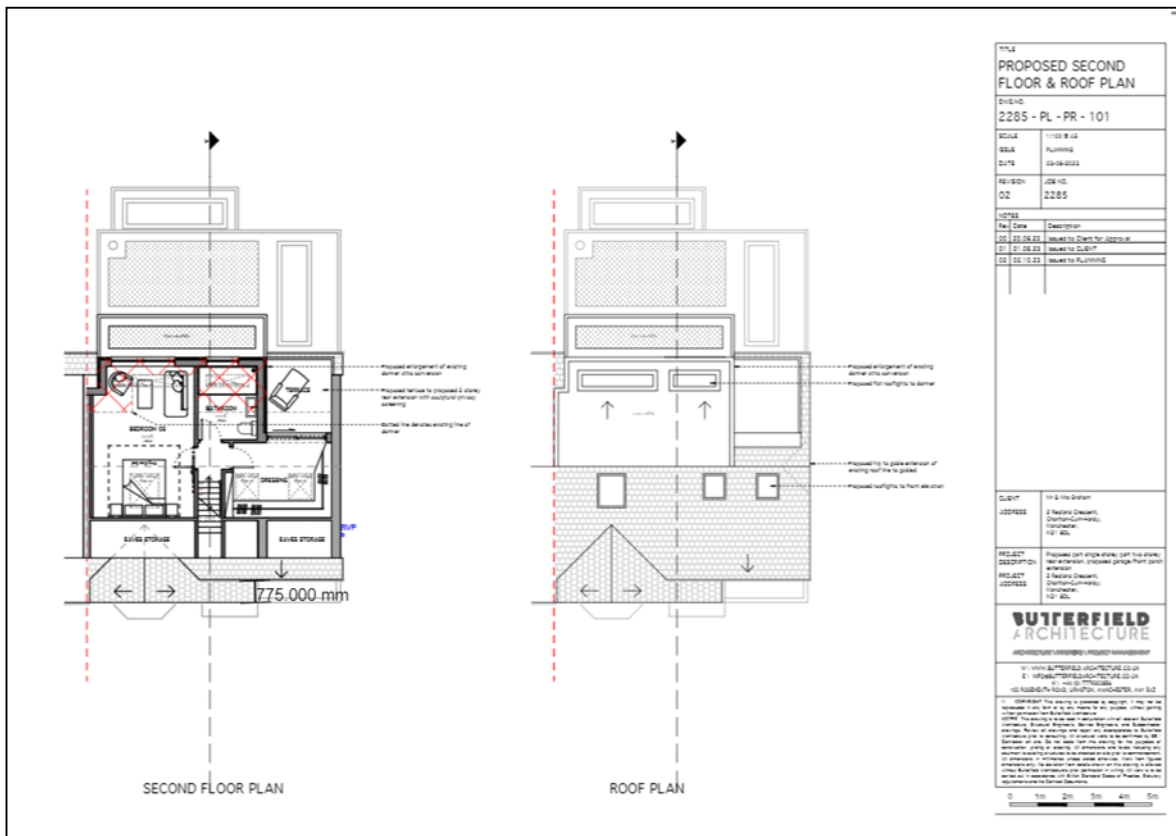


Figure 4. Proposed plans

Planning History

137824/FH/2023

Description: Erection of a part single/part two storey rear extension with terraced area, erection of a hip to gable roof extension with associated rear dormer and erection of single storey extension to garage and porch.

Decision: Withdrawn 22.09.2023

111224/PDE/2016/S1

Description: Prior notification of proposed larger home extension for single storey rear extension with a rearward projection of 6m, maximum eaves height of 2.7m and total roof height of 2.7m

Decision: Conditional approved extension – GPD 15.03.2016

103181/FH/2013/S1

Description: Installation of rear dormer and roof extension

Decision: Approved 13.09.2013

35637

Description: Two storey side extension to dwellinghouse to form garage and two bedroom s over and single storey rear extension to form morning room

Decision: Approved 09.03.1990

Consultations & Notification Responses

Consultations

No consultees were consulted on this proposal.

Notifications

Local Residents

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

4no comments objecting to the proposal were received with concerns regarding:

- the effect on privacy and overlooking, particularly around the proposed terrace.
- the effect of overbearing
- the material palette
- the effect on the adjacent conservation area

These concerns have been discussed and balanced with the relevant development management policies (see sections below)

Negotiations

Issues have arisen in the consultation phase.

This scheme is an amended scheme to a withdrawn proposal.

Some minor tweaks were required, notably to keep the existing hipped roof feature to ensure no extra massing build up to the elevation and to remove the roof balcony.

Officers and the applicant negotiated a scheme which met this principle.

Updated proposed development.

The updated scheme retains the hipped roof feature to match the features of the street scene and prevent any further massing to the side. The updated scheme also removes the roof balcony.

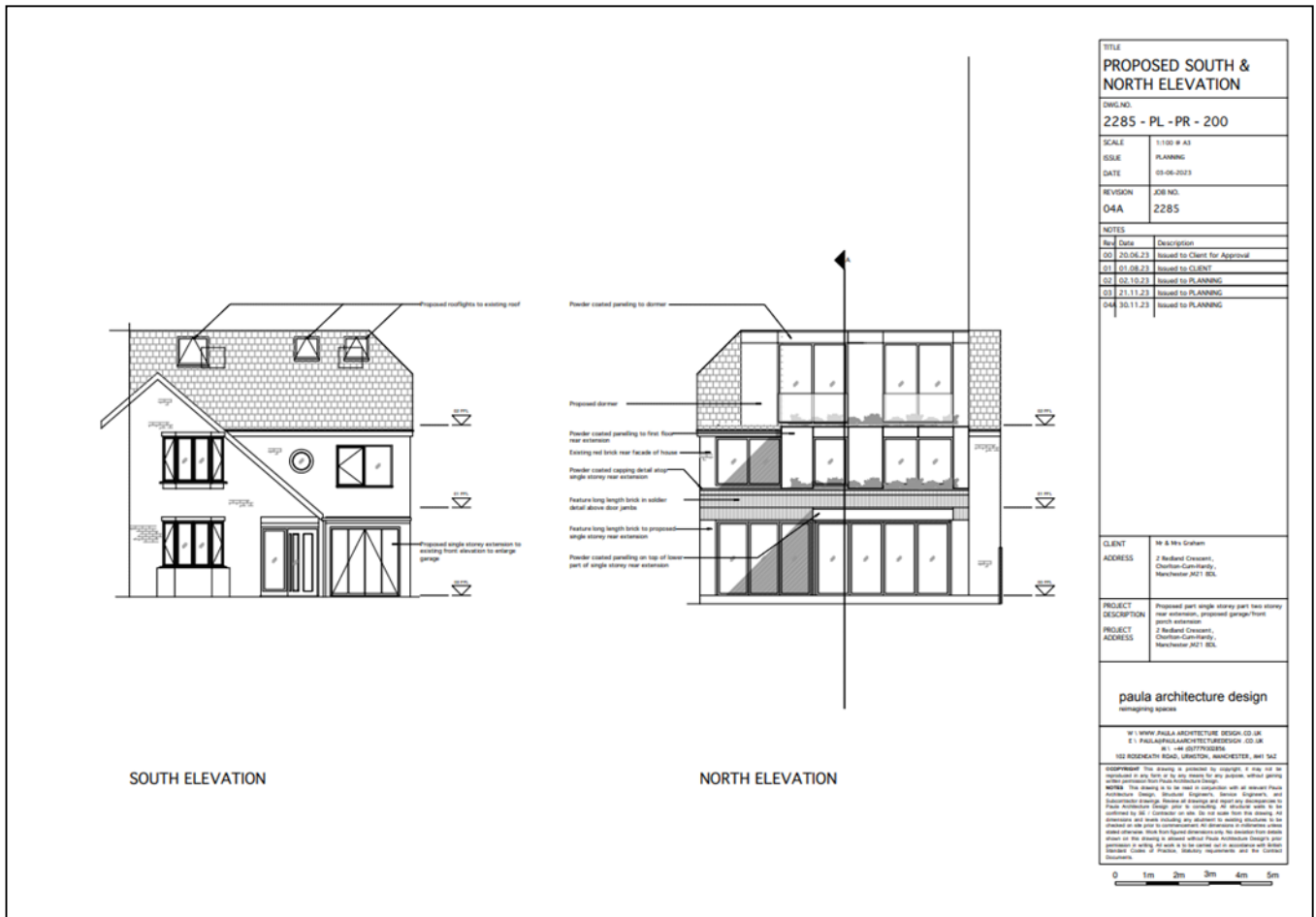


Figure 5. Updated proposal

As the amends were minor a consultation was not required.

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
- [Places for Everyone Plan](#)
 - 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.
- [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
- [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 05 September 2023. 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 part single/part two storey rear extension with terraced area, ~~erection of a hip to gable roof extension~~ with associated rear dormer and erection of single storey front extension to garage and porch.

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

The design and architectural style of the proposal incorporates into the existing dwelling whilst creating a modern addition to the property.

The proposal uses materials that differ from the original dwelling however new materials introduced are complementary to the existing colour and texture palette of the house and area.

The additions to the front of the property are more traditional and blend well with the existing frontage.

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 marginally visible from the street scene however the minor addition and use of materials to the front minimise the effect to the character of the street.

The design and material choices balance the design of the original dwelling with a modern extension to update and improve a family home.

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 glazing to the rear elevation facing into the rear of properties on South Drive, however, given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is minimal.

The property adds a roof dormer with glazing. Roof dormers are an accepted feature in the street scene most notably at 33 and 31 Hurstville. The property has an existing small dormer which has been accepted as part of the dwelling.

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 does not alter the existing access to the premises or 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 and 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 site sits on the boundary of the Chorltonville Conservation Area.

Chorltonville is a housing estate on a flat site near the Mersey Valley on the south side of Chorlton-cum-Hardy, which is located approximately four miles south-west of Manchester city centre.

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

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 'Southern 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.

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.

Places for Everyone Plan

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.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

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 outlines 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 based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant and consultees to reach a satisfactory resolution.

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 09 Oct 2023 2285-PL-EX-000
- b. Drawing - Site Plan 09 Oct 2023 2285-PL-EX-001 EXISTING
- c. Drawing - Site Plan 30 Nov 2023 2285 001 V4A PROPOSED
- d. Drawing - Existing 09 Oct 2023 MIXED/COMBINED PLANS
- e. Drawing - Proposed 09 Oct 2023 2285-PL-PR-011 PROPOSED MATERIALITY
- f. Drawing - Proposed 30 Nov 2023 2285 100 V4A
- g. Drawing - Proposed 30 Nov 2023 2285 101 V4A
- h. Drawing - Proposed 30 Nov 2023 2285 200 V4A
- i. Drawing - Proposed 30 Nov 2023 2285 201 V4A

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 ground floor and first floor 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.

Appendix 1 – List of consultees & neighbours notified

33 Hurstville Road, Manchester, M21 8DJ
 29 Hurstville Road, Manchester, M21 8DJ
 4 Redland Crescent, Manchester, M21 8DL
 1 Redland Crescent, Manchester, M21 8DL
 35 Hurstville Road, Manchester, M21 8DJ
 31 Hurstville Road, Manchester, M21 8DJ
 69 South Drive, Manchester, M21 8ED
 67 South Drive, Manchester, M21 8ED

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 - Chorltonville Conservation Area 1992

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH AREA