

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 138625/FH/2023  
**Date registered valid:** 8 December 2023  
**Proposal:** Erection of part single/part two storey side and rear extension to form additional living accommodation  
**Address:** 381 Wilbraham Road, Manchester, M16 8NG  
**Ward(s):** Whalley Range Ward

**Applicant:** Mrs Tahmina Naz Chaudhary  
**Agent (if any):** Mr Amjad Tahir Afr Studio Ltd  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 02 February 2024

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 05 January 2024

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 21 December 2023      Expired: 14 January 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**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, a spacious wraparound driveway bordered by a mid-level redbrick wall and hedge, a front porch canopy, a part-single / part-two storey side and rear extension, a detached garage and a detached outbuilding situated within a spacious rear garden.



*Figure 1. Principal elevation.*



*Figure 2. Shared boundary with No.397 Wilbraham Road.*



*Figure 3. Western side of property.*



*Figure 4. Rear view.*



*Figure 5. Shared boundary with No.397 Wilbraham Road.*



*Figure 6. Rear garden.*



*Figure 7. View from Withington Road.*

### **Description of area**

Wilbraham Road is a residential street situated within the Whalley Range ward of Manchester, close to St Margaret's Sports Fields, Gita Bhavan Hindu Temple, and Whalley Range Amateur Football Club. The area is primarily residential in terms of its character, consisting of semi-detached and detached residential properties.

### **Description of development**

The applicant is seeking permission for the erection of a part-single / part-two storey side and rear extension to form additional living accommodation.

### **Planning history**

135703/FH/2022 - Erection of single storey and two storey side extensions along with elevational alterations to the side and front elevations – **APPROVED** (10.02.2023).

### **Consultations & Notification Responses**

One letter of support was received from Councillor Aftab Razaq in response to this application.

Local residents, as per appendix 1 – no comments or objections received.

## **Policies**

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

*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 to the Plan. The Examination of the 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 are 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.*

## Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

**Principle** – the principle of erecting a part-single / part-two storey side and rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.



Figure 8. Submitted proposed site setting out drawing.

**Siting, scale, and massing** – the proposal would be sited at the sides and rear of the property, wrapping around its east, west, and south elevations, adjoining the existing part-single / part-two storey side and rear extension and detached garage.

At ground floor level, the ‘eastern’ portion of the extension would project 1.193m rearwards (5.168m from the host dwellinghouse), connecting with the detached garage, with a total length / depth of 11.599m (setback 2.501m from the front of the property). It would have a sideward projection / width of 3.653m, with a dual pitch roof form to the front (measuring to 3.5m in height, with an eaves height of 1.955m), and a flat roof form to the rear (measuring to 2.791m). It would be sited along the boundary shared with No.379 Wilbraham Road.

At first-floor level, the ‘eastern’ portion of the extension would project 3.987m rearwards from the host dwellinghouse, with an overall length / depth of 9.783m (setback 3.098m from the front of the property). It would have a sideward projection / width of 3.64m with hipped roof forms measuring to a maximum of 7.598m in height (to match the existing roof), with an eaves height of 4.999m (also to match the existing). It would be sited along the boundary shared with No.379 Wilbraham Road.

At ground floor level, the ‘western’ portion of the extension would project 3.955m rearwards from the host dwellinghouse, with a length / depth of 12.891m (featuring no set back from the front of the property), width / sideward projection of 6.629m, and dual pitch roof height of 3.502m (to the front) with an eaves height of 2.387m. A considerable gap would be maintained to the boundary shared with Withington Road.

At first-floor level, the ‘western’ portion of the extension would project 3.955m rearwards from the host dwellinghouse, with a length / depth of 12.891m (featuring no set back from the front of the property), sideward projection of 6.629m, width of 7.72m, hipped roof height of 7.598m (to match the existing roof) with an eaves height of 4.999m (also to match the existing).

It is acknowledged that the proposal represents a significant addition to the host dwellinghouse in terms of its scale and mass. However, this is considered acceptable in these circumstances given that a similar extension has been recently approved at this property under 135703/FH/2022, combined with the proposal’s limited impact upon residential amenity as well as the spacious character of the application site, which would be able to accommodate a development of this scale without limiting the private outdoor amenity space of the property to an unacceptable degree.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

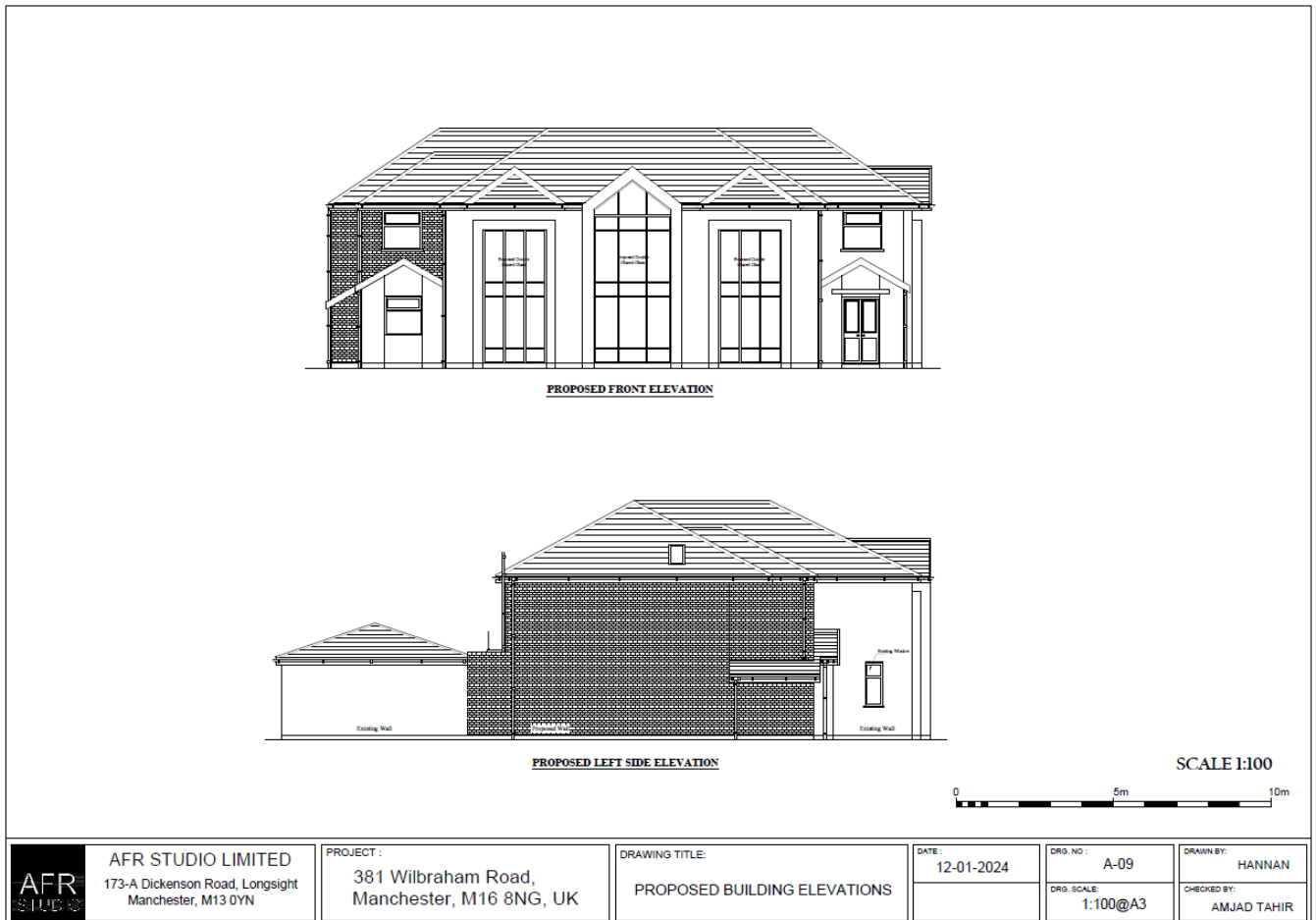


Figure 9. Submitted proposed elevations.

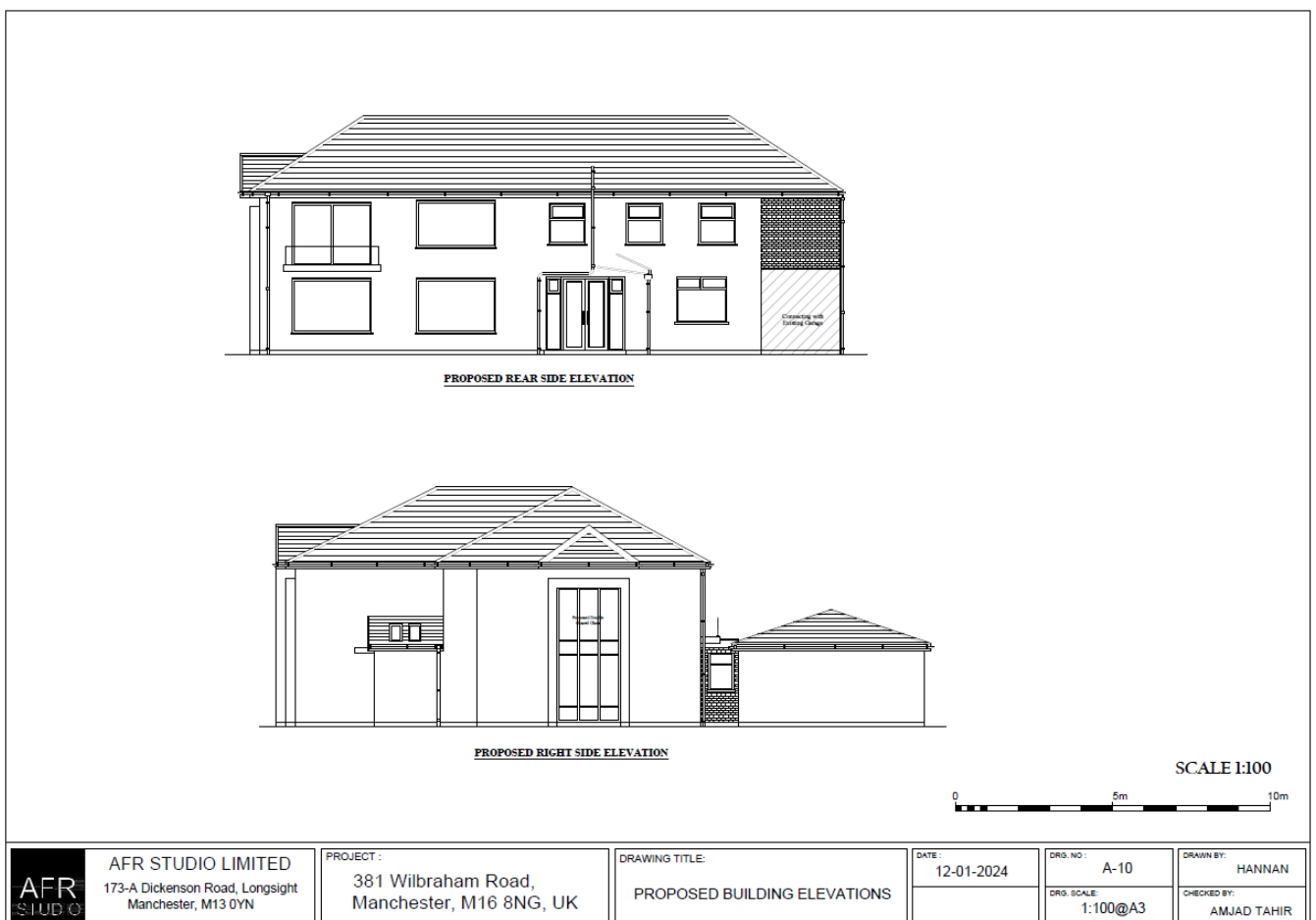


Figure 10. Submitted proposed elevations.

**Appearance and visual amenity** – the proposal would be built of brickwork, roof tiles, windows and doors to match the existing.

At ground floor level, the ‘eastern’ portion of the extension would feature one window to the front and one window to its western side elevation facing Withington Road. Its eastern side elevation, facing No.379 Wilbraham Road would be blank and featureless, as would its front and rear roof forms.

At first-floor level, the ‘eastern’ portion of the extension would feature one window to the front, with blank side and rear elevations. Its hipped roof form would feature one flat skylight to its east-facing slope.

At ground floor level, the ‘western’ portion of the extension would feature one window to the front (forming part of a section of two-storey glazing), and a set of inward-opening doors. Its side elevation would also feature one window (forming part of a section of two-storey glazing), whilst its rear elevation would feature one window. Its dual pitch roof form to the front would feature two flat skylights to its west-facing slope.

At first-floor level, the ‘western’ portion of the extension would feature two windows to the front (one of which forms part of a section of two-storey glazing). Its side elevation, facing Withington Road, would also feature one window (forming part of a section of two-storey glazing), whilst its rear elevation would feature two large windows and one balcony (projecting 0.596m rearwards). Its hipped roof form would be blank and featureless.

Sited at the side and rear of the property, it is acknowledged that elements of the proposal would be visible within the street scene, however its use of matching materials should provide a blended appearance with the host dwellinghouse. Moreover, though the design of the proposal varies somewhat from the original appearance and character of the host dwellinghouse, it is considered that this stretch of Wilbraham Road already features a precedent for extensions of varied and contemporary design, therefore the proposal would not be out-of-keeping with the surrounding area. It should also be noted that the proposal is also relatively similar in terms of its design to the previous approval 135703/FH/2022 at this property.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as the visual harm caused as a result of its implementation would be less than substantial and would be outweighed by the benefits experienced by the property’s occupants, including improving the quality of life of a disabled resident, pursuant to policy DC1 of the UDP.

**Residential amenity** – given the proposal’s similarities to the previous approval 135703/FH/2022, combined with its siting on a corner plot, with a considerable setback at both ground and first floor level along its eastern elevation, as well as its lack of side-facing windows, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy.

In addition, no objections were received in response to this application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

**Waste storage** – the current waste storage arrangements would be unaffected by this proposal.

**Parking** – the current parking arrangements would be unaffected by this proposal as sufficient space would be retained on the property’s existing driveway.

**Other matters** – the proposal also includes a number of elevational alterations. These are listed below:

- Two sections of two-storey glazing would be installed along the principal elevation of the host dwellinghouse.
- A new window would be installed at first-floor level along the rear elevation of the existing rear extension.
- The flat roof form of the existing rear extension would be amended to a hipped roof form, providing a more blended appearance with the host dwellinghouse.

These alterations are considered acceptable given that they would cause less than substantial harm to the visual and residential amenity of the area.

**Conclusion** – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

## **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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Significant issues have arisen during the consideration of this application and a satisfactory resolution has not been reached.

### **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 permission.

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

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

- 'PROPOSED GROUND FLOOR PLAN', numbered 'A-06', stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.

-‘PROPOSED FIRST FLOOR PLAN’, numbered ‘A-07’, stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.  
-‘PROPOSED BUILDING ROOF PLAN’, numbered ‘A-08’, stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.  
-‘PROPOSED BUILDING ELEVATIONS’, numbered ‘A-09’, stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.  
-‘PROPOSED BUILDING ELEVATIONS’, numbered ‘A-10’, stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.  
-‘PROPOSED SITE SETTING OUT DRAWING’, numbered ‘A-11’, stamped as received by the City Council as Local Planning Authority on the 23rd January 2024.

Reason - To ensure 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 developments hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

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

379 Wilbraham Road, Manchester, M16 8NG  
Chorlton Place Nursing Home, 290 Wilbraham Road, Manchester, M16 8LT  
383 Wilbraham Road, Manchester, M21 0UT  
377 Wilbraham Road, Manchester, M16 8NG  
Gita Bhavan Hindu Temple, 231 Withington Road, Manchester, M16 8LU  
244 Withington Road, Manchester, M21 0YB  
267 Withington Road, Manchester, M21 0ZA  
265 Withington Road, Manchester, M21 0ZA  
292 Wilbraham Road, Manchester, M21 0UU

## **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  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA