



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137587/FH/2023

Date registered valid: 28 July 2023

Proposal: Erection of part single/part two storey side extension and a single storey rear extension to provide additional living accommodation.

Address: 884 Burnage Lane, Manchester, M19 1RS

Ward(s): Didsbury East Ward

Applicant: M Zandi

Agent (if any): Mr Andrew Brodie AGB CAD Services Ltd

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

Recommendation: Approve

Date of recommendation: 29/08/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/08/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 August 2023 Expired: 22 August 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 is related to a semi-detached dwelling on the corner of Burnage Lane and Redstone Road. The property has hardstanding to the front for vehicle parking and landscaping to the side and rear. The property features an existing single storey outrigger and detached garage with street access to Redstone Road. It is of note there is access to the property from the street at both front and rear

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



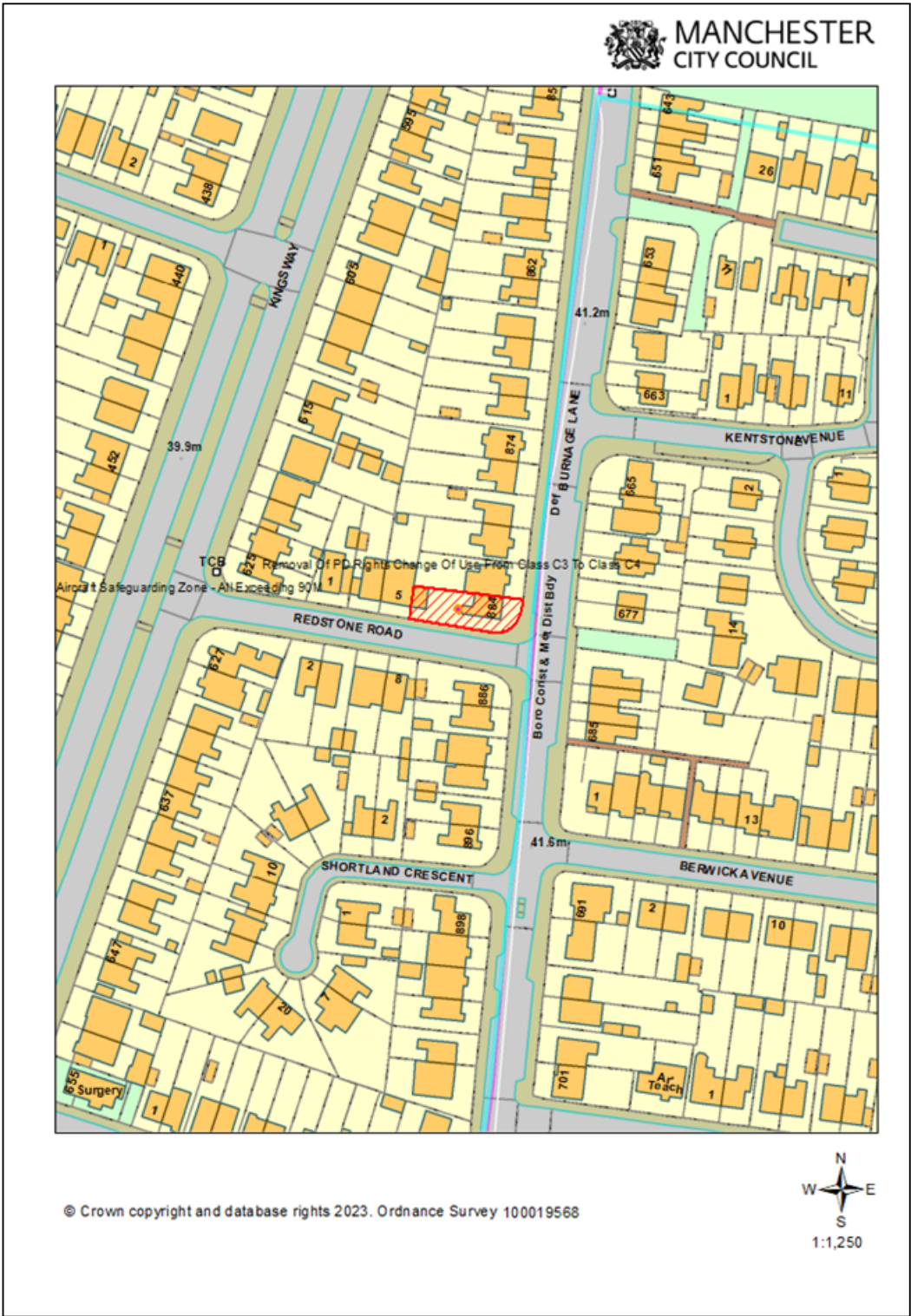
Figure 1. Street scene from Burnage Lane



Figure 2. Street scene from Redstone Road

Description of area

The proposal is in a predominately residential part of the Didsbury East Ward of Manchester close to the Kingsway arterial road.



Description of development

Erection of part single/part two storey side & rear extension to provide additional living accommodation.

This proposal would project from the side elevation of the existing dwellinghouse by 3375mm to meet the boundary wall.

The single storey extension runs the full length of the property, 11,415mm, from the front of the property to the wall of the existing single storey outrigger.

The first storey extension runs from the rear elevation of the existing property by 4040mm set back from the front elevation by 4183mm.

The rear extension sits 100mm off the boundary wall with 882 Burnage Lane and spans 3675mm to meet the existing outrigger.

The rear extension projects 1350mm from the existing outrigger. The proposed ground floor side extension would feature a wraparound pitched roof at 3000mm with a rooflight and tile to match existing.

The second storey extension features a pitched roof with tiles to match existing.

The ground floor rear extension features a sloping roof from the main dwelling and the same angle as the existing outrigger.

Both front & rear elevations feature new glazing to match existing

Planning History

136891/FH/2023

Description: Erection of part single/part two storey side extension to provide additional living accommodation.

Decision: Refused 13/07/2023

136520/FH/2023

Description: Erection of a part single/part two storey side extension to provide additional living accommodation

Decision: Withdrawn 04/05/2023

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.

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

Negotiations

Issues have arisen in the consultation phase.

As the houses on Redstone Road are set back from the street and sit in line with the current side elevation of the property, the first-floor side extension on this corner property would have a detrimental effect to the street scene by having an overbearing massing on the corner of Burnage Lane and Redstone Road.

The council are looking to avoid closing in corners, especially on residential streets to ensure the residential amenity of the area and the character of the street scene is maintained.

It is of note that a previous version of this scheme was refused on a similar basis (136891/FH/2023)

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

Updated proposed development.

The updated scheme moves the first-floor side extension to the rear of the property.

The first-floor rear extension projects 3180mm from the rear elevation matching the ground floor extension.

The first-floor rear extension spans 2796mm from the corner facing Redstone Road and leaves a 3435mm to the shared boundary with 882 Burnage Lane.

The description of the development has been updated to the Erection of single storey side extension and a part single/part two storey floor rear extension to provide additional living accommodation.

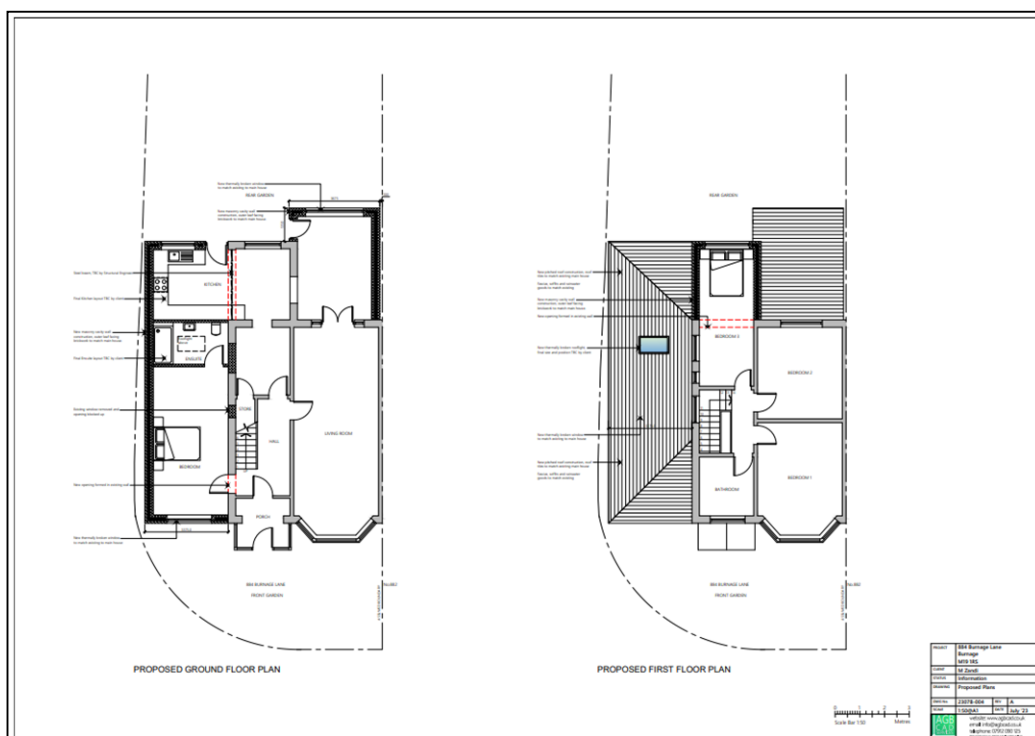


Figure 3. Updated floor plans

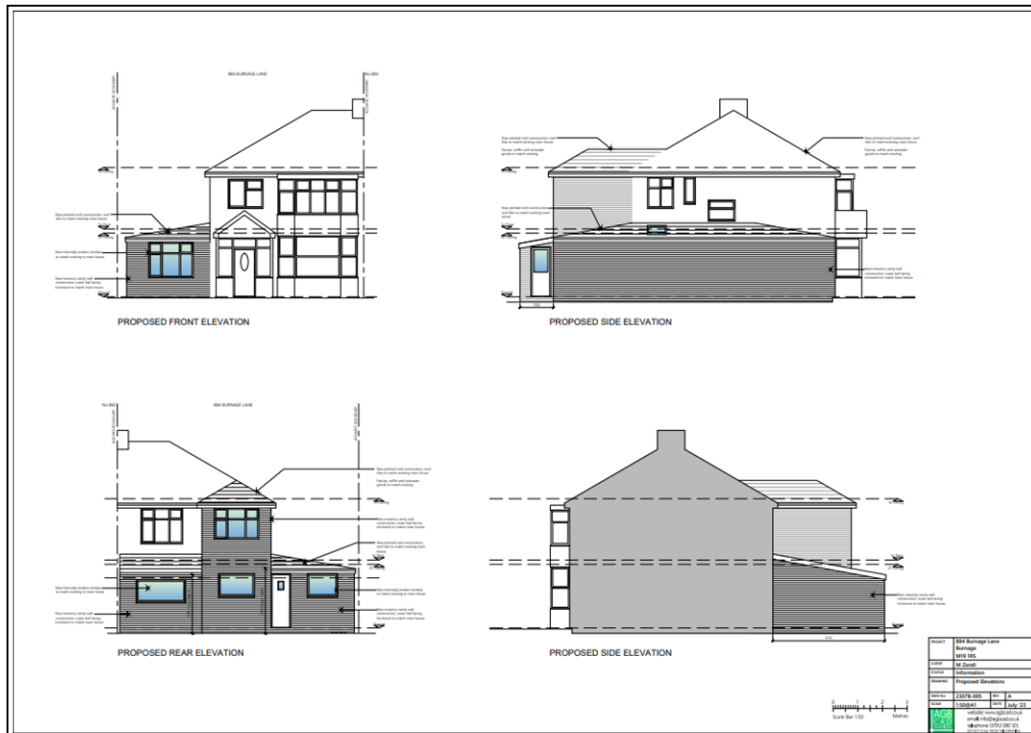


Figure 4. Updated elevations

Consultations & Notification Responses to updated proposed development

Following the previous consultation and negotiation of a new scheme layout these plans were resubmitted to the same consultees:

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.

1no comment from a local resident was received neither objecting nor supporting, highlighting the perception of a large number of residential extensions in the area and its effect on the public realm.

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 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 Policies \(UDP\)](#) - 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
 - DC26 - Development and Noise

- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 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

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

Erection of single storey side extension and a part single/part two storey rear extension to provide additional living accommodation.

The proposed extension matched the architectural style and features of the existing building including window design.

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

The part two storey rear extension has minimal effect of overbearing on the corner of Burnage Lane and Redstone Road.

The proposal 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 adds a single storey side extension to the corner of Burnage Lane and Redstone Road. The size and massing would have a minimal effect on overbearing on the street corner.

The rear two storey extension by way of its position on the rear of the property would not break the visual line between the side elevation of the property and the front elevation of the properties on Redstone Road.

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 1no. window to the front elevation however the effect on privacy is negligible as there are existing windows to the elevation.

The proposal adds 4no windows on the rear elevation facing into the side elevation of 9 Redstone Road, however, given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is 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 does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

Although the proposed side extension meets the boundary, the property features access from both front and rear from the street.

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 minimal on the existing vehicle access and car parking at the property.

It is noted that the proposal removes a hardstanding to the side of the property however hardstanding to the front and rear maintains off street parking for the property.

The proposal is 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 property is not in a conservation area nor near a heritage asset.

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

The 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 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

Policy EN 18 of the Core Strategy set 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 Policies (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

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

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.

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)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

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 | 17 Jul 2023 | 2307B-001 | THE LOCATION PLAN |
| b. Drawing - Existing | 17 Jul 2023 | 2307B-002 | FLOOR PLANS |

c. Drawing - Existing	17 Jul 2023	2307B-003	ELEVATIONS
d. Drawing - Proposed	02 Aug 2023	2307B-004 A	FLOOR PLANS
e. Drawing - Proposed	02 Aug 2023	2307B-005 B	PROPOSED ELEVATIONS
f. Drawing - Site Plan	17 Jul 2023	2307B-006	SITE PLAN

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

3. 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 policy DM1 of the Manchester 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.

Appendix 1 – List of consultees & neighbours notified.

880 Burnage Lane, Manchester, M19 1RS

886 Burnage Lane, Manchester, M19 1RG

882 Burnage Lane, Manchester, M19 1RS

8 Redstone Road, Manchester, M19 1RB

5 Redstone Road, Manchester, M19 1RB

677 Burnage Lane, Manchester, M19 1RR

675 Burnage Lane, Manchester, M19 1RR

679 Burnage Lane, Manchester, M19 1RR

681 Burnage Lane, Manchester, M19 1RR

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