

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136852/FH/2023

Date registered valid: 15 May 2023

Proposal: Erection of single storey front porch with replacement bay window above, two storey side extension and single storey rear extension to provide additional living accommodation.

Address: 34 Reeves Road, Manchester, M21 8BT

Ward(s): Chorlton Ward

Applicant: Mr & Mrs Wastell

Agent (if any): Mr MSA, Material Studio Architects

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31/07/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 May 2023 Expired: 8 June 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 in relation to a semi detached dwelling on Reeves Road. The property features hardstanding to the front and side for vehicle parking and landscaping to the rear. There is an existing single storey outrigger and detached garage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Front elevation in street scene



Figure 2. Front $\frac{3}{4}$



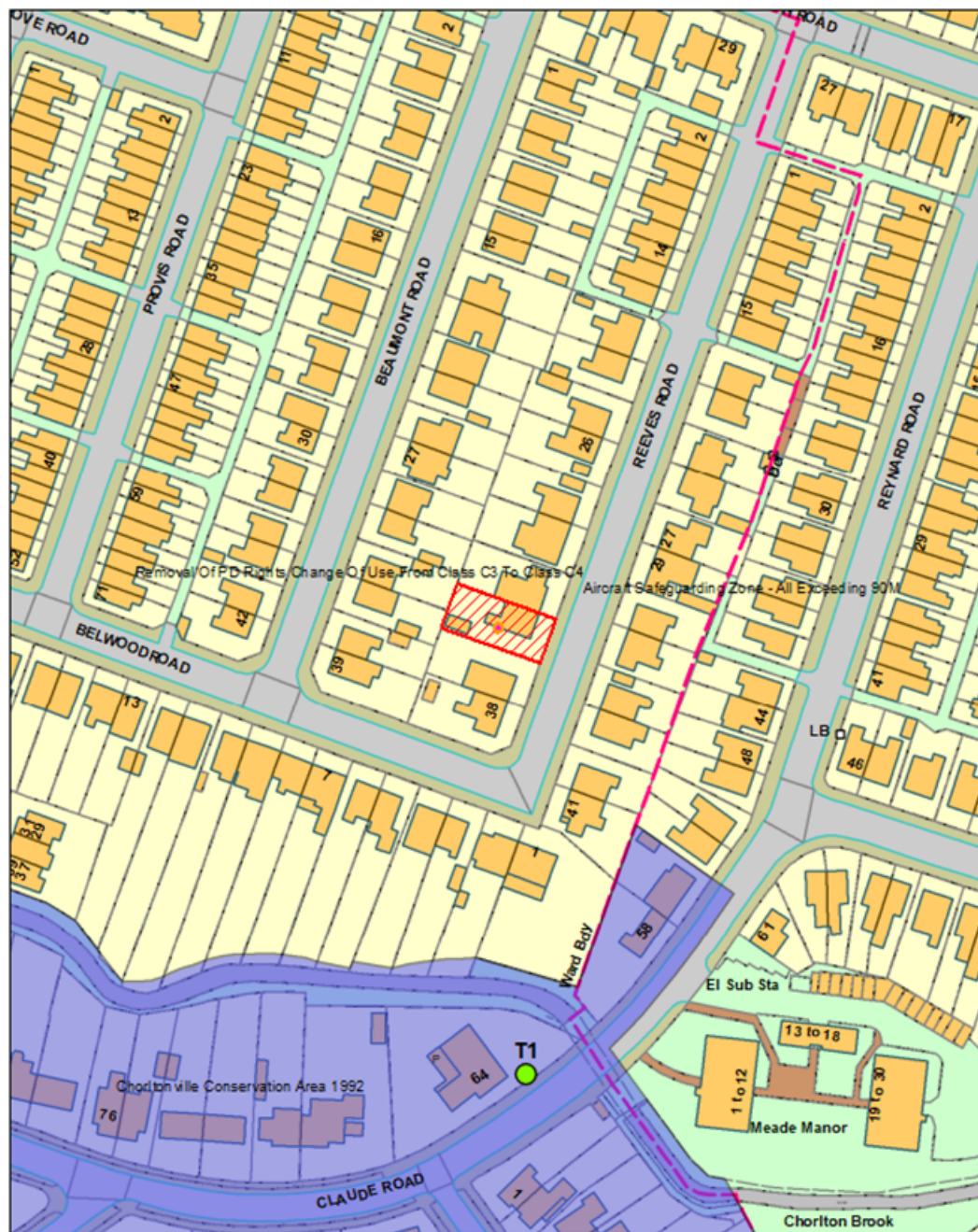
Figure 3. Rear $\frac{3}{4}$



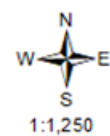
Figure 4. Rear Elevation

Description of area

The proposal is in a predominantly residential part of the Chorlton Ward of Manchester. The proposal is close to the Chorltonville Conservation Area.



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Description of development

Erection of single storey front porch with replacement bay window above, two storey side extension and single storey rear extension to provide additional living accommodation.

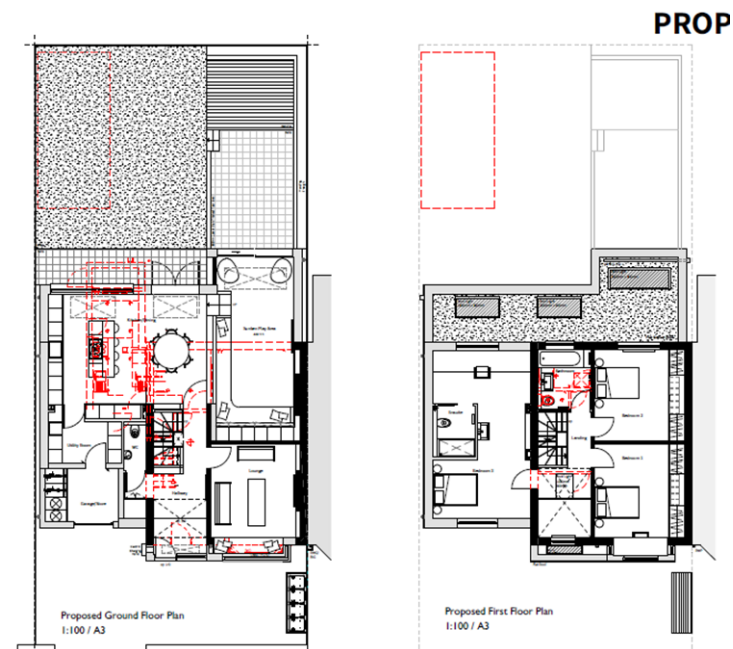


Figure 5. Proposed Plans



Figure 6. Proposed Elevations

Figure 7. CGI of Proposed Front Elevation

Planning History

134764/FH/2022

Erection of a part single/part two storey front extension, hip to gable roof extension, two storey side extension and single storey rear extension to form additional living accommodation.

Decision: Withdrawn 14/11/2023

It is of note that the withdrawn application was a similar proposal to the original proposed plans. This was withdrawn as the original proposal couldn't be supported.

Consultations & Notification Responses

Local residents

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

1no. Neighbour objection were received. The objection raised the impact of the development on their property including

- Proposed Front elevation changes
- Proposed rear extension
- Proposed sunken play area

Negotiations

Issues have arisen in the consultation phase and after the initial assessment of the proposed development.

Several design issues immediately arose including the removal of the bay windows which a predominant feature of the street scene (especially to the first floor), the gable front to the proposed extension and the use of Cork as a material on the front elevation.

The design as proposed created issues with the proposal fitting into the character of the area and the subservience of the proposed extension to the existing dwellinghouse.

This was also raised by a local resident.

Officers and the applicant collaboratively negotiated a scheme which resolved these immediate issues and mitigated the initial concerns.

Description of updated scheme

The updated scheme alters several aspects of the original plans including:

- Change in orientation of the extension roof line from a gable to the front to a gable to the side matching the roof pitch and material of the existing dwelling (and the addition of photovoltaics)
- Change to the upper bay window to keep the existing bay window style to maintain the character of the street scene
- Change of materials to use timber on the front elevation of both the ground floor of the main dwelling and the proposed extension to match.

Single Storey Front Porch

The proposal extends the front ground floor across the property to be inline with the bay window. The single storey front porch extension projects 700mm front the main elevation and spans 6200mm across the front elevation leaving 680mm to the boundary of 32 Reeves Road.

The proposed single storey front porch stands 3400mm from ground level with a flat roof.

The extension is clad in timber to match the two storey extension.

Two storey side extension

The proposal adds a two storey side extension to the property projecting 4550mm from the side elevation of the existing property. The two storey side is set back from the main elevation by 1500mm. The side extension extends 10300mm from the proposed front elevation to the rear elevation of the proposed rear extension.

The two storey side extension stands 5750mm to eaves height and 8300mm to ridge height (sat below the ridge of the main dwelling). The proposed roof matches the pitch and materials of the main dwelling.

The side extension adds 2no windows to the front of the property.

The two storey extension is clad in timber to match the single storey extension to the front.

Single storey rear extension

The single storey rear projects 2450mm from the existing rear elevation of the property with a further 1600mm single storey outrigger extension on the boundary with 32 Reeves Road (totalling 4000mm from the current rear elevation to the rear elevation of the proposed outrigger). This smaller single storey outrigger extension sits 1200mm beyond the rear elevation of the extension at 32 Reeves Road. The extension spans the full width of the property leaving a 170mm gap to the boundary.

The rear elevation of the proposed elevation is clad in cork. The roof to the rear extension is flat.

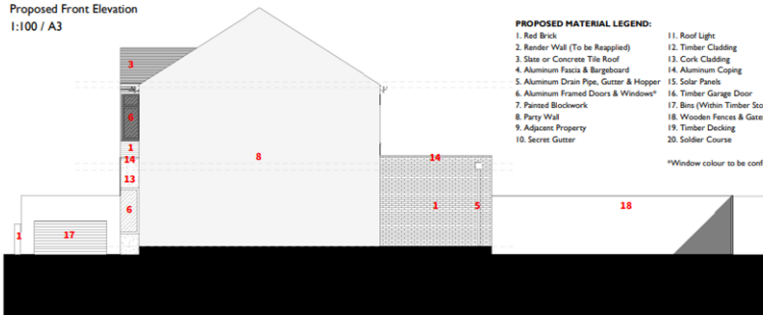
The single storey rear extension add glass sliding doors and a large rear window.

PROPOSED ELEVATIONS

SEE BLOCK PLAN FOR PROPOSED HOUSE POSITION



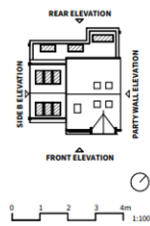
Proposed Front Elevation
1:100 / A3



Proposed Side A (Party Wall) Elevation
1:100 / A3

- PROPOSED MATERIAL LEGEND:**
- 1. Red Brick
 - 2. Render Wall (To be Reapplied)
 - 3. Slate or Concrete Tile Roof
 - 4. Aluminum Fascia & Bargeboard
 - 5. Aluminum Drain Pipe, Gutter & Hopper
 - 6. Aluminum Framed Doors & Windows*
 - 7. Painted Blockwork
 - 8. Party Wall
 - 9. Adjacent Property
 - 10. Secret Gutter
 - 11. Roof Light
 - 12. Timber Cladding
 - 13. Cork Cladding
 - 14. Aluminum Coping
 - 15. Solar Panels
 - 16. Timber Garage Door
 - 17. Bins (Within Timber Store)
 - 18. Wooden Fences & Gates
 - 19. Timber Decking
 - 20. Solder Course

*Window colour to be confirmed



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IMPORTANT NOTES:

The drawings are intended to be used for planning purposes only. They are not to be used for construction purposes. The drawings are not to be used for any other purpose without the written consent of the architect.

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REV	DESCRIPTION	DATE
01	Issue for Planning	27/06/22

CLIENT: Mr & Mrs David

PROJECT: The Proposed House

ADDRESS: 10, Green Lane, London, W10 0AB

DRAWING TITLE: Proposed Front, Side & Party Wall Elevations

SCALE @ A3: As Indicated

SHEET: 01/01

DRAWING NO.: 1001/2022/01

DATE: 27/06/22

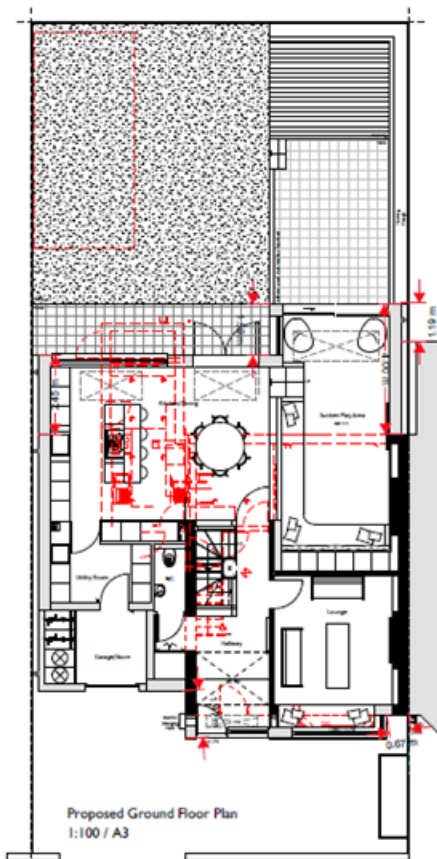
material studio architects

10, Green Lane, London, W10 0AB

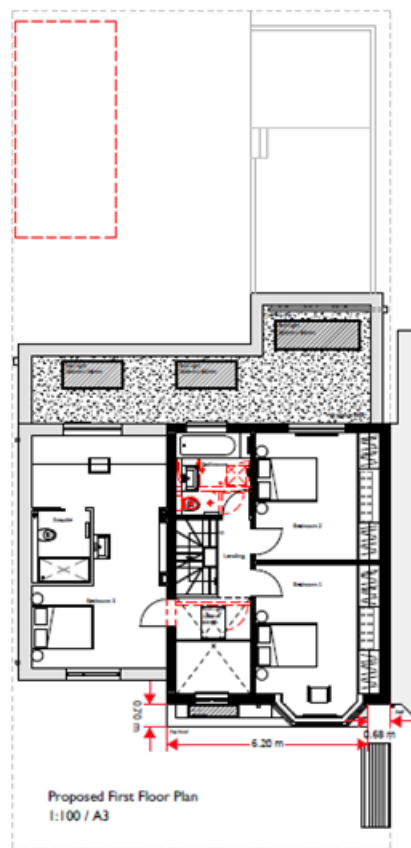
Figure 8. Updated proposed front and side elevations.

PROPOSED PLANS

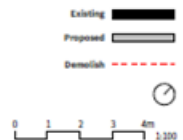
SEE BLOCK PLAN FOR PROPOSED HOUSE POSITION



Proposed Ground Floor Plan
1:100 / A3



Proposed First Floor Plan
1:100 / A3



PLANNING

IMPORTANT NOTES:

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REV	DESCRIPTION	DATE
01	Issue for Planning	27/06/22

CLIENT: Mr & Mrs David

PROJECT: The Proposed House

ADDRESS: 10, Green Lane, London, W10 0AB

DRAWING TITLE: Proposed Ground, First Floor Plans

SCALE @ A3: As Indicated

SHEET: 02/01

DRAWING NO.: 1001/2022/02

DATE: 27/06/22

material studio architects

10, Green Lane, London, W10 0AB

Figure 9. Updated Proposed floor plans

Policies & Principle

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 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:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 8 – Adaptation to Climate Change
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy 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.
 - Policy DC1 for Residential Extensions
 - Policy DC26 for 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

For reasons to be outlined below, it is considered the proposal accords with the principles of these policies.

Principle

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.

Manchester Core Strategy Policy 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 single storey front porch with replacement bay window above, two storey side extension and single storey rear extension to provide additional living accommodation.

The proposed extension balances a contemporary approach to the design with the existing character of the dwelling and street scene.

The proposal uses brick and tile to match the materials of the existing property (as stated in the application form) and introduces timber (which is present as part of the material palette of the street scene)

The two storey side extension is set back 1500mm from the proposed front porch minimising the terracing effect to the street scene.

The setback extension with the lower roof line and matching pitch and orientation of the main roof 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 has a balanced approach between contemporary design and choice of materials with the character of the local street scene.

On the front elevation the first floor bay window ensures the architectural flow of the street whilst the more contemporary ground floor design and usage of materials helps modernise the property without detriment to the overall street scene.

The proposed side extension again balances a contemporary approach whilst ensuring the subservience to the original dwelling. The setback front elevation, matching roof pitch and materials (tile) all contribute to ensuring the proposed extension sits comfortably alongside the main dwelling and within the existing street scene.

The materials used (red brick, tile, timber) are part of the existing material palette in the street scene and are matched across the existing dwelling and proposed extension.

The rear extension proposes a more modern approach to the design which doesn't sit in the street scene but still ensures the character of the area is maintained.

The officer and applicant worked collaboratively to balance the applicants design aspirations with the effect on the local character ensuring the applicants ability to modernise and update their 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.

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 changes the lower bay window from a splay to a squared window. The window location remains in the same place with only the angle of the window changing. The distances from the bay of 34 and 32 Reeves Road remains the same (1020mm). The bay itself projects at the same distance as the existing bay and first floor bay creating a combined bay/porch. On balance the effect to privacy is minimal given the distance to the boundary of 32 Reeves Road remains the same and considering it is a ground floor front window facing onto the street.

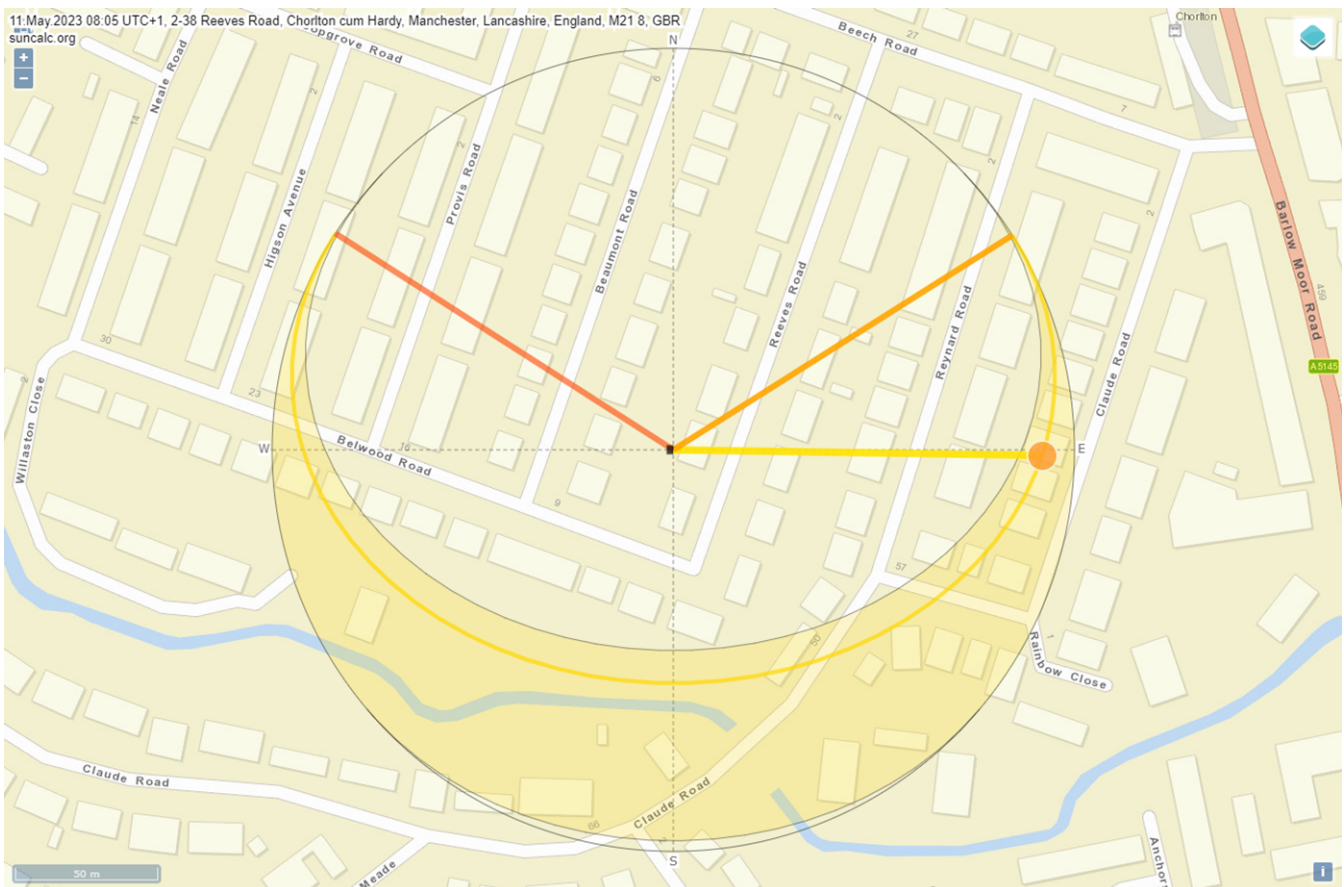
The rear extension projects 4000mm from the existing rear elevation at the boundary with 32 Reeves Road. Given the existing full width single storey rear extension to No. 32 Reeves Road

(2850mm projection) the proposed extension would project 1150mm from the full width extension of 32 Reeves Road. On balance the effect to the amenity of 32 Reeves Road is minimal given the existing extension at the property.

The proposal adds large bi-folding glass doors on the rear elevation facing into rear garden of 33 Beaumont Road. Given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is minimal especially considering the proposed sunken patio area.

The proposal removes several windows and a door from the side elevation helping reduce the privacy concerns of 36 Reeves Road.

The properties along the even side of Reeves Road are east facing. For most of the day the front of the properties receives direct sunlight. Given 32 Reeves Road existing extension the effect on light to the property would be minimal especially considering the sun will be at its highest during the traversing from east to west elevations.



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 has a minor alteration to the existing access to the premises but does not create an unnecessary barrier to access and egress.

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

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space 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 some hardstanding to the side of the existing property however off street parking at the property is maintained with 2no car spaces (including electric vehicle charger) as shown on the block plan of the site.

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 proposal does not sit in a conservation area or 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.

Manchester Core Strategy Policy 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.

Manchester Core Strategy 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.

Manchester Core Strategy 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 proposal adds photovoltaics, vehicle charging and new insulation enabling the applicant to adapt and future proof their home.

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

Manchester Core Strategy 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.

Manchester Core Strategy 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.

Manchester Core Strategy 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.

This 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.

Policy 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.

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. It provides a framework within which locally prepared plans for housing and other development can be produced.

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 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 \(2020\)](#)
- [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.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant and consultees to reach a satisfactory resolution.

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.

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, LOCATION PLAN, LP2126_3_001, as received 02 May 2023
- b. Drawing – Site Plan, SITE PLAN, LP2126_3_002, as received 02 May 2023
- c. Drawing – Site Plan, SITE/BLOCK PLAN – EXISTING, LP2126_3_003, as received 02 May 2023
- d. Drawing – Site Plan, BLOCK PLAN OF THE SITE, LP2126_3_004A, as received 07 July 2023
- e. Drawing – Existing, EXISTING GROUND AND FIRST FLOOR PLANS, LP2126-3-100, as received 02 May 2023
- f. Drawing – Existing, EXISTING ROOF PLAN, as numbered LP2126-3-101, as received 02 May 2023
- g. Drawing – Existing, EXISTING FRONT ELEVATION, as numbered LP2126-3-110, as received 02 May 2023
- h. Drawing – Existing, EXISTING REAR SIDE ELEVATIONS, as numbered LP2126-3-111, as received 02 May 2023
- i. Drawing – Existing, EXISTING SIDE ELEVATIONS, as numbered LP2126-3-111, as received 02 May 2023

- j. Drawing – Proposed, PROPOSED GROUND AND FIRST FLOOR PLAN, as numbered LP2126-3-200A, as received 05 July 2023.
- k. Drawing – Proposed, PROPOSED LOFT AND ROOF PLANS, as numbered LP2126-3-201A, as received 05 July 2023
- l. Drawing – Proposed, PROPOSED FRONT AND SIDE ELEVATIONS, LP2126-3-300A, as received 05 July 2023
- m. Drawing – Proposed, REAR SIDE B ELEVATIONS, as numbered LP2126-3-301A, as received 05 July 2023,

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. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5. 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

33 Reeves Road, Manchester, M21 8BU
31 Reeves Road, Manchester, M21 8BU
36 Reeves Road, Manchester, M21 8BT
32 Reeves Road, Manchester, M21 8BT
35 Reeves Road, Manchester, M21 8BU
35 Beaumont Road, Manchester, M21 8BG
33 Beaumont Road, Manchester, M21 8BG
31 Beaumont Road, Manchester, M21 8BG

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
Area Team Boundary - Name: SOUTH AREA