

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136663/FH/2023

Date registered valid: 26 April 2023

Proposal: Creation of lightwell to front of dwelling

Address: 43 Wood Road, Whalley Range, Manchester, M16 8BJ

Ward(s): Whalley Range Ward

Applicant: Mr. Michael Ventura

Agent (if any): Stephen Leighton, Leighton Architects

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/06/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2023

Standard consultations:

Printed: 22 May 2023 Expired: 12 June 2023

Neighbour notifications

Printed: 22 May 2023 Expired: 19 June 2023

Site notice

Posted: 24 May 2023 Expired: 14 June 2023

Press advert

Published: 30 May 2023 Expired: 13 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal is related to semi-detached dwelling house with hardstanding to the front for vehicle parking and landscaping to the front and rear. The property features an existing detached garage.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable



Figure 1. Front elevation



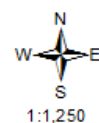
Figure 2. Area of works

Description of area

The property is in a predominantly residential part of Whalley Range Ward in Manchester. The property is within the Whalley Range Conservation Area. At the south end of Wood Road is the Grade II* listed British Muslim Heritage Centre and Grade II listed entrance gates.



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Description of development

The proposal is for creation of lightwell to front of dwelling.

This proposal would create a lightwell at the front of the property below the existing bay window.

The lightwell depth is 1070mm below ground level. With a width at ground level of 4240mm and 1950mm at maximum depth.

The proposed lightwell would feature a new window into an extended lower living room.

The proposal continues the contours of the existing bay window to provide continuity along the front elevation of the property whilst maximising internal basement space.



existing front elevation

Figure 3. Existing Front Elevation



Figure 4. Proposed Front Elevation

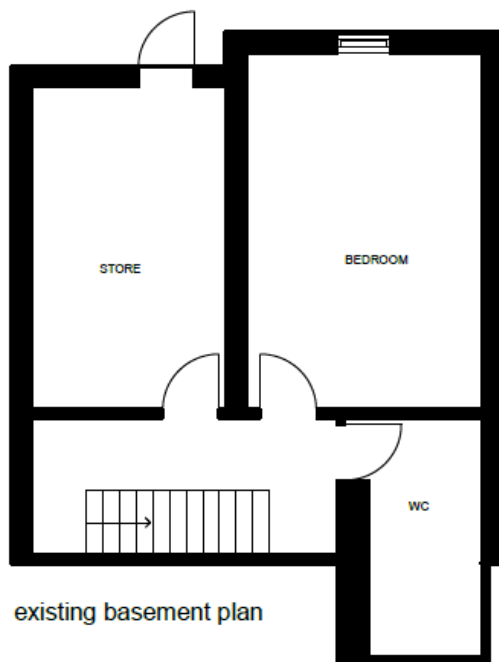


Figure 5. Existing Basement floor plan

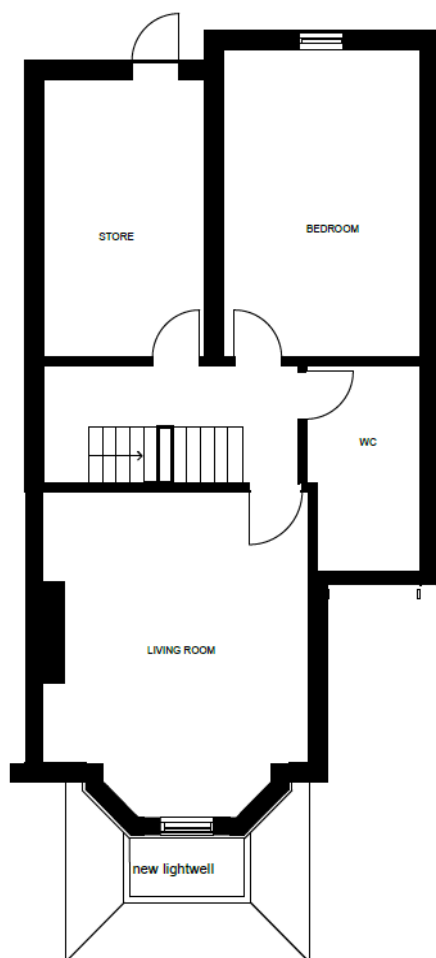


Figure 6. Proposed Basement floor plan

Planning History

127434/TCA/2020

Works to tree - proposed felling of Beech (T1)

Decision: No objection 14/07/2020

125986/TCA/2020

Works to tree - proposed pruning works to a Horse Chestnut (T1) incorporating a crown reduction on property side by 3 meters, crown thin the tree by 20%

Decision: No objection 30/01/2020

105631/TCA/2014/S1

Works to trees – proposed felling of 2 trees.

Decision: No objection 01/07/2014

087767/TCA/2008/S1

Works to Beech Tree

Decision: Approved 15/10/2008

Consultations & Notification Responses

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.

Residents Associations and Groups

As per Appendix 1, Whalley Range Forum and Whalley Range Conservation Area Group were notified of the proposal.

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

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

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

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 adopted development plan consists of The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy) (adopted 2012) and Extant Unitary Development Plan Policies (UDP). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

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:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 3 – Heritage
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy EN 19 - Waste
 - Policy EC 2 – Existing Employment Space
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC1 for Residential Extensions
 - Policy DC 18 for Conservation Areas
- [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
- Section 16 - Conserving and enhancing the historic environment

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

Principle

The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy).

Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to 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 SP 1 of the Manchester Core Strategy 2012 (Core Strategy) sets out the key spatial principles which will guide the strategic development of Manchester to 2027 to meet the strategic objective SO1. *Provide a framework within which the sustainable development of the City can contribute to halting climate change.*

Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to 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.

Policy EN 1 of the Core Strategy sets out the key principles of place making and design in Manchester about strategic character areas. All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the strategic character area in which the development is located. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to*

climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy EN 16 of the Core Strategy 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. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 19 of the Core Strategy 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. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 3 of the Core Strategy sets out the key principles of development management regarding heritage assets and conservation areas in the city. The Council will encourage development that complements and takes advantage of the distinct historic and heritage

features of its districts and neighbourhoods, including those of the City Centre. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Extant Unitary Development Plan Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). Relevant extant policies outline the issues and principles of citywide development control. The relevant extant policies (see above) have been assessed alongside the Core Strategy for this proposal.

The National Planning Policy Framework (NPPF)

The NPPF 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. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 12 of the NPPF outlines the need to achieve well-designed places. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Section 16 of the NPPF highlights the principle of conserving and enhancing the historic environment in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

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 DM1 – Development Management

This policy outlines the specific issues all development in Manchester should have regard to. All new developments should follow the 'Development Principles' and accord with the design guidance.

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the creation of a lightwell to front of dwelling.

The lightwell follows the contours of the existing bay windows of the property to ensure the design is in keeping with the existing character.

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

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 1no. window to the front elevation however the effect on privacy is negligible.

The lightwell would be marginally visible from the public highway therefore would feature within the street scene. Due to the nature of the lightwell the effect on the local street scene will be minimal.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

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.

As discussed above the proposal has minimal effect on privacy given the existing boundary treatment together with the gap to the shared boundary.

The proposal is expected to have a negligible effect on Air Quality however the developer should refer to The [Air Quality & Planning Technical Guidance](#), and [IAQM Planning guidance](#) for further information.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

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 [Manchester City Council Planning and Noise Technical Guidance](#) and [IAQM/EPUK](#) Construction Guidance on controlling emissions.

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance 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 has no effect on the existing refuse storage and collection at the property and is therefore 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. In the event of a risk being identified the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures) has been submitted to and approved in writing by the City Council as local planning authority.

The proposal is within the Whalley Range Conservation Area.

Whalley Range conservation area is situated approximately two miles south of Manchester city centre.

Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832.

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

Approx. 150m to the south of the property lies the Grade II* listed British Muslim Heritage Centre and Grade II listed entrance gates.

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

On balance 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 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'.

The proposal is considered within accordance with 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.

1. Character: a place with its own identity
2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily

7. Diversity: a place with variety and choice

This proposal sits within the 'Southern Character Area'. The key principles for this area are:

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location

These principles have been taken into consideration within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

Policy EN 16 of the Core Strategy 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.

Developers are expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with 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.

The Council will give priority for the remediation of contaminated land to strategic locations as identified within the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

This principle has been considered within the Core Strategy DM1 policy.

Manchester Core Strategy Policy EN 19 - Waste

Policy EN 19 of the Core Strategy 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.

The policy seeks to:

- Work with other Districts through the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to safeguard existing sites for waste management and identify and safeguard new sites in existing areas of employment where appropriate.
- Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)
- Require all developers of new waste management facilities within the District to plan for and, where appropriate, use sustainable modes for waste transport, including use of modes such as rail and the Manchester Ship Canal.

- Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.
- Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.
- Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and location with other employment uses where appropriate.
- Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

This principle has been considered within the Core Strategy DM1 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.

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

This saved policy has been considered within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

Policy DC18. Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

The policy seeks to encourage and help ensure the protection, preservation and enhancement of its Conservation Areas, which are areas of special character representing the rise and development of the world's first industrial city. The protection of such areas helps stimulate local pride and encourages both tourism and further investment

This saved policy has been considered within the Core Strategy Policy DM1.

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. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Section 16. Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets and the historic environment. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Section 16 Para 199 onwards – ‘Considering potential impacts’ – 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.

NPPF principles have been considered within Core Strategy Policy DM 1.

Other Material Considerations

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

The [Supplementary Planning Document and Planning Guidance](#) supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment.

The design, scale and siting of the proposed development is considered in more detail within Policy DM 1.

Manchester Residential Quality Guide (July 2016) (MRQG)

The [MRQG](#) provides specific guidance on considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

Manchester, Salford, and Trafford Strategic Flood Risk Assessment

The [Level 1 SFRA](#) provides a spatial assessment of flood risk within key urban areas, which expands on the detail included in the Association of Greater Manchester Authorities (AGMA) sub-regional SFRA. Together these sources will support developing Local Development Frameworks (LDFs) and the production of policies and proposals for development within Manchester, Salford, and Trafford.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

Manchester City Council Planning and Noise Technical Guidance (2022)

The [Planning and Noise Technical Guidance](#) aims to provide help and advice to noise in a planning context to encourage good acoustic design. It outlines what is expected, current guidance and policy details with the aspiration that new developments achieve the highest possible standards without compromising the health and wellbeing of people that live and work within the City of Manchester.

This is considered in policies DM 1 of the Core Strategy.

Air Quality & Planning Technical Guidance (2022)

The [Air Quality & Planning Technical Guidance](#) aims to provide help and advice regarding air quality issues in a planning context; it outlines the background to air quality in Manchester, what is expected and current guidance.

This is considered in policies DM 1 and EN 16 of the Core Strategy.

Planning & Contaminated Land Technical Guidance (2021)

The [Planning and Contaminated Land Technical Guidance](#) aims to provide help and advice in relation to land contamination in a planning context to encourage good practice and mitigation of impacts. It outlines what is expected in relation to current guidance and policy with the aspiration that new developments achieve the highest possible standards without compromising the health and well-being of people that live and work within the City of Manchester.

This is considered in policies DM 1 & EN 18 of the Core Strategy.

Greater Manchester Joint Waste Development Plan Document (GMJWDPD)

The [Joint Waste Development Plan Document](#) (the 'Waste Plan') identifies how Greater Manchester will deliver the spatial vision for waste development 2027. The Waste Plan sets out policies to guide future waste development and identifies sites and areas suitable for the location of waste development across Greater Manchester to 2027.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

Waste Storage and Collection Guidance for New Developments (2017)

The [Waste Management Strategy](#) contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse and for recycling facilities in domestic and commercial properties.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

National design guide & National Model Design Code (2021)

The [National Design Guide](#) & [National Model Design Code](#) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice with detailed guidance on the production of design codes, guides and policies to promote successful design.

This is considered in policies DM 1 & EN 1 of the Core Strategy.

Overall

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, 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.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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 this permission.

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

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - a. *DRAWING – EXISTING, ADDITIONAL PLANS as numbered 23143/E/01 received 03/04/2023*
 - b. *DRAWING – EXISTING, EXISTING ROOF AND ELEVATIONS as numbered 23143/E/02 received 03/04/2023*
 - c. *DRAWING – LOCATION PLAN, BLOCK PLAN AND SITE LOCATION as numbered 23143/E/03 received 03/04/2023*
 - d. *DRAWING – PROPOSED, FLOOR PLAN as numbered 23143/P/01 A received 26/04/2023*

*e. DRAWING – PROPOSED, ROOF PLAN AND ELEVATIONS as numbered
23143/P/02/ A received 26/04/2023*

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. 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. The proposed basement hereby approved shall be used as ancillary living space associated with the main dwelling and the application property shall be restricted to a single residential dwelling.

Reason – To ensure the residential amenity of the local residents and minimise harm to the conservation area as pursuant to policies SP1, DM1, EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum

Whalley Range Conservation Area Group

Flat 10, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 9, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 8, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 7, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 6, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 5, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 4, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 3, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 2, 54 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 1, 54 Wood Road, Whalley Range, Manchester, M16 8BL

112 Dudley Road, Manchester, M16 8BR

110 Dudley Road, Manchester, M16 8BR

41 Wood Road, Whalley Range, Manchester, M16 8BJ

Flat 4, 45 Wood Road, Whalley Range, Manchester, M16 8BJ

Flat 3, 45 Wood Road, Whalley Range, Manchester, M16 8BJ

Flat 2, 45 Wood Road, Whalley Range, Manchester, M16 8BJ

Flat 1, 45 Wood Road, Whalley Range, Manchester, M16 8BJ

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 - Whalley Range Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA

