MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142563/FH/2025
Date registered valid:	11 April 2025
Proposal:	Erection of part single, part two storey rear extension together with raised terrace, 1.8m boundary treatment and creation of basement following demolition of existing single storey outrigger and outbuilding
Address:	68 Claude Road, Manchester, M21 8DF
Ward(s):	Chorlton Ward
Applicant:	Miss Sangeetha Banner
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th November 2025**



Application details

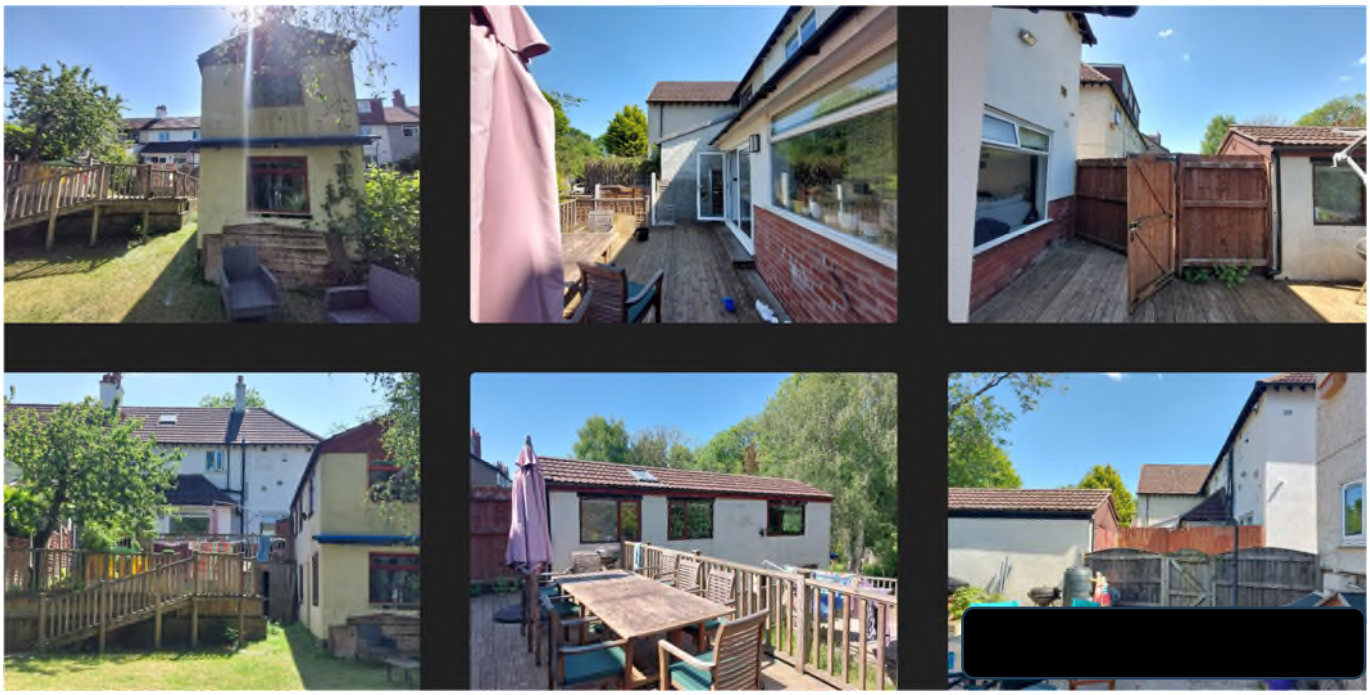
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 13 May 2025
Standard consultations:
Printed: 29 April 2025 Expired: 21 May 2025
Neighbour notifications
Printed: 29 April 2025 Expired: 21 May 2025
Site notice
Posted: 30 April 2025 Expired: 22 May 2025
Press advert
Published: 6 May 2025 Expired: 27 May 2025
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The property is brick up to ground floor cill height above which the property is rendered. There is a red tile roof and a small single lean to at the rear. The front garden is approximately 11 metres deep and contains a drive, which becomes a shared drive between the application property and the adjacent house. At the rear the garden is approximately 28 metres long and slopes down to Chorlton Brook. On the west side of the garden adjacent to the boundary is a two-storey outbuilding comprising ground and basement levels. Viewed from Claude Road this appears as a single storey garage. The building is finished in render with a dual pitched roof.

The detached building was granted a Certificate of Lawful Existing Development. The use on the forms refer to it as an outbuilding, although the submitted plans indicated that it contains ancillary living accommodation.

The properties within this area have distinctive Arts and Crafts architectural appearance. There is also a large, elevated deck in the rear garden.



Listed building: Not applicable
Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Trees protected by virtue of location in Conservation Area

Description of area

The property is located on the northern side of the Chorltonville Conservation Area which ends at Chorlton Brook at the bottom of the garden. The adjacent property to the west shares part of the drive with the application site, the garage at this property has been previously demolished leaving only the basement in-situ. To the east the other half of the semi has a substantial two storey rear extension. The properties in this location have extensive rear gardens extending down to the Brook. To the north of the application property are other two storey residential properties on Belwood Road which, similarly, have long gardens leading down to the Brook. There are further residential properties facing the site across Claude Road.

The bottom 16 metres of the rear garden are located in Flood Zone 3 and Zone 2.

Description of development

The applicant is seeking planning permission for the erection of part single, part two storey rear extension together with raised terrace area and the creation of a basement following demolition of existing single storey outrigger and two storey outbuilding. The proposals are to form additional living accommodation for the occupants of the property.



Consultations & Notification Responses

Local residents – The application was subject to neighbour notification letters, site notice and advertisement in the Manchester Evening News due to the property's location in a Conservation Area. A further period of notification of neighbours was undertaken following the receipt of revised proposals. As a result of this notification process there has been one letter of support and two letters of objection from one address in respect of the initial submission and the revised drawings.

A summary of the comments in relation to the original submission made in support and objecting are as follows:

1 letter of Support

- The proposed plans are proportionate, not overly large and well considered. We support the application.

Objections

- **Loss of Amenity and Privacy**: The proposed two-storey rear extension would be overbearing and result in unacceptable loss of light and privacy to the objectors' primary outdoor living space, which is used year-round by a young family.
- **Misleading Comparisons**: The application references other double-height extensions on Claude Road, which the objectors argue are not comparable due to differences in orientation, separation distances, and existing neighbouring extensions.
- **Design Concerns**: The proposal is considered to be poorly designed and incongruous with the Arts and Crafts character of Chorltonville. Specific concerns include the removal of a historic outrigger, extensive glazing, and potential drainage and flood risk issues due to the basement element.
- **Flood Risk**: The basement is proposed in close proximity to designated flood zones and at a depth that may be vulnerable to rising groundwater levels, with concerns raised about future insurability and structural stability.
- **Lack of Meaningful Consultation**: The objectors state that despite early awareness of the proposal, no genuine engagement or opportunity to influence the design was offered prior to submission. They cite the National Planning Policy Framework's emphasis on early and collaborative consultation.

The objectors conclude that while they do not oppose the principle of extending the property, the current scheme would have a significant and detrimental impact on their home and should be refused.

Response to revisions in relation to the boundary treatment – summary of comments as follows:

Objections were received from neighbouring residents in response to the revised application. The key concerns are summarised below:

- **Planning Policy Conflict**: The objectors, supported by a planning consultant, maintain that the revised proposal remains contrary to Manchester City Council's Saved UDP Policies DC1.1, DC1.2, and DC1.3. The extension is considered excessively large, overbearing, and harmful to neighbouring amenity.
- **Loss of Amenity and Privacy**: The revised design continues to result in unacceptable overshadowing and loss of privacy to the objectors' primary outdoor living space. The proximity and scale of the extension, combined with elevated terraces, are said to significantly affect daily use and wellbeing.
- **Misleading Comparisons**: The objectors argue that comparisons to other extensions on Claude Road are inaccurate, as those developments differ in orientation, separation distances, and context, and do not result in similar impacts.
- **Design and Structural Concerns**: While the revised plans include a 1.8m boundary fence, the objectors raise concerns about its structural integrity, stating it is proposed atop a wall showing signs of subsidence. They also highlight the modern design features as incongruous with the Chorltonville Conservation Area.
- **Flood Risk and Ground Stability**: The revised basement level is raised slightly, but concerns remain about flood resilience and slope instability. The objectors request an independent geotechnical assessment due to observed subsidence and drainage issues.
- **Lack of Meaningful Consultation**: The objectors state that no genuine engagement occurred prior to submission of the revised plans. They cite national planning guidance encouraging early and collaborative consultation, which they feel has not been followed including the absence of a bat survey.

The objector conclude that the revised scheme does not address their original concerns and would still result in significant harm to their property and amenity. They continue to strongly object to the proposal.

Further response to renotification/consultation in relation to the relocation of the stairs to the rear terrace – summary of comments as follows:

Objections have been received in relation to the final changes submitted.

- **Planning Policy and Amenity Impact**: The objectors maintain that several aspects of the proposal remain contrary to Manchester City Council planning policies and would result in a significant loss of residential amenity. These concerns are largely unchanged from their original objection.
- **Boundary Treatment and Structural Integrity**: While revised plans now include a bat survey and boundary treatment details, the objectors consider the proposed boundary treatment to be inadequate and raise concerns about its structural integrity.
- **Neighbour Relations and Consultation**: The objectors note ongoing difficulties in engaging with the applicant due to strained neighbour relations, which they feel have hindered meaningful consultation. Although personal disputes are not material planning considerations, this context has been provided to explain their position.
- **Document Submission**: Due to limitations of the planning portal, the objectors have requested confirmation that their PDF documents containing images will be accepted and considered in full.

The Chorlton Owners Committee and Chorlton Civic Society were consulted. Although the City Council did not receive any formal comments from these groups in response to the proposal, additional comments were submitted by a local resident. The objections previously outlined in the body of the report remain unchanged.

Relevant planning concerns have been taken into consideration when assessing the proposed development and detailed in the Issues section of this report.

MCC Flood Risk Management – No advice, consult EA on this application for reason that the property is located within close proximity to Chorlton Brook.

United Utilities Water PLC – No comments received as a result of this application.

Environment Agency – No Objection, if approved attached informative as follows:

We would recommend the applicant look into tanking the below ground room to avoid ground water inundation via the bricks.

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:
Government guidance on flood resilient construction
https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings
CIRIA Code of Practice for property flood resilience
https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.as
px
British Standard 85500 - Flood resistant and resilient construction
https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686

Ecology Unit - have no objection to the original or revised proposal, however, should the proposal be approved, subject to the imposition of an informative.

Chorltonville Owners Committee – No comments received as a result of this proposal.

Chorlton Civic Society – No comments received as a result of this proposal.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
o Policy DC18 for Conservation Areas
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 – Design Principles
o Policy EN 3 Heritage
o Policy EN19 Waste
o Policy EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
o Policy EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
o Policy EN17 – Water Quality
o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places
JP-P2 Heritage and the historic environment
JP-S4: Flood Risk and the Water Environment
JP-G8: A Net Enhancement of Biodiversity and Geodiversity

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that 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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 68 Claude Road

140107/TCA/2024 - Recv: 24.05.2024 - No objection - 09.07.2024 Chorltonville, Chorlton Cum Hardy, Manchester Works to trees - proposed pruning, felling and replanting works to trees across Chorltonville

123830/LE/2019 - Recv: 20.06.2019 - Application Approved - 01.08.2019 68 Claude Road, Manchester, M21 8DF Certificate of Lawful Existing Development for two-storey outbuilding to rear

127013/FH/2020 - Recv: 10.06.2020 - Application Approved - 15.04.2021 68 Claude Road, Manchester, M21 8DF Erection of a two storey outbuilding following demolition of existing outbuilding

135223/TCA/2022 - Recv: 18.10.2022 - Deemed Approval/Consent - 22.03.2023 Various Locations Within Chorltonville, Manchester, M21 8EF, Works to trees - proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus

Residential Amenity

The applicant is seeking planning permission for the erection of a part single, part two-storey rear extension, which includes a raised terrace, erection of boundary treatments, and the creation of a basement following the demolition of the existing single-storey outrigger and outbuilding. As outlined in the notification and responses section, local residents submitted representations in response to the proposal.

Matters relating to bats and overlooking were raised with the applicant and have since been addressed by the applicant, with appropriate amendments and clarifications provided to ensure that both ecological and privacy considerations have been satisfactorily resolved.

A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity, namely overshadowing and impact on privacy resulting from overlooking.

Ground Floor

The proposed extension would be set in from the existing gable wall of the property and project approximately 4.5m from the original rear elevation and span the full width of the rear elevation up to the shared boundary with No. 66 Claude Road. The rear elevation would feature two windows and a set of sliding doors opening onto the external deck, the roof would be a flat roof with a roof lantern adjacent the boundary with No.66 Claude Road.

The ground floor element on the shared boundary with number 66 Claude Road would be approximately 3.6 metres in height and would project approximately 4 metres from the existing rear wall. The neighbouring property has an existing single storey rear extension on the boundary, the approved drawings for that property's extensions (pp 087749/FH/2008/S1) indicate a rearward projection of approximately 3.6metres with a maximum height of 4.2m and 3.1metres at eaves. As such the application proposals are not considered to give rise to impacts on the residential amenity of the neighbouring property given this relationship to this existing extension.

First Floor

The first-floor extension would partially span the rear wall of the property, projecting 4.525m and measuring 6.565m in width, with a 3.125m separation from the shared boundary with No. 66 Claude Road. A Juliet balcony is proposed on the rear elevation, accompanied by two rooflights windows towards No. 66. These rooflights would serve a bathroom and ensuite, given that they are within the roof space at an angle, it is not considered that there would be overlooking and or loss of privacy to the adjacent property. The Juliet balcony is not considered to give rise to significant impacts with views generally being towards the rear garden of the host property. There may be views offered to garden areas of the properties either side but such views would not be considered to be so significant or harmful as to warrant refusal of the proposals.

Concerns have been raised with regards to the proposal resulting in an overbearing appearance close to the adjacent property. The host dwelling is recognised as a two-storey residential property, which also benefits from additional accommodation within the basement. The application proposals incorporate an enlargement to the property retaining a gap of between 3.1m and 1.5m to the boundary with number 70 Claude Road, with the first floor accommodation being set off the boundary with number 66 Claude Road by 3m. These separation distances are considered acceptable for the form of development proposed and are not considered to give rise to an overbearing impact on these properties.

The roof would be gabled, and the height set down from the original ridge height of the proposed and assists in reducing visual impact. The proposals are not considered as disproportionate or out of keeping with the established built form.

Given the separation distances, and the step down of the ridge of the roof, the first floor element is not considered to give rise to unacceptable impacts on residential amenity in respect of it being overbearing or give rise to significant overshadowing, or loss of light to neighbouring properties.

Basement
At basement level, a bedroom with ensuite bathroom and a utility room would be created. Given its location and that it would be screened from the neighbouring properties, the creation of this accommodation does not give rise to concerns in respect of impacts on residential amenity.

Raised Decking
The proposals incorporate a raised decked terrace area to the rear which would extend from the rear ground floor beyond the proposed rear extension and would span across the rear of the property. Concerns were raised during the process of the application in relation to overlooking and loss of privacy of this area. To mitigate concerns, the applicant proposes to install a 1.8m high boundary fence along both sides of the terrace, continuing until the point where the terrace level drops. A fence line would also follow the line of the stepped access down from the decked area to the garden level, this would be in the location of the existing two storey outbuilding. Given these arrangements it is not considered that this element of the proposal would give rise to unacceptable residential amenity impacts, a condition is proposed to ensure these fences are installed prior to the first use of the terrace and to be retained.

To conclude, having regard to the scale, siting, and design of the proposed development, and taking into account the relationship with neighbouring properties, it is considered that the extension would not have an unduly detrimental impact upon the existing levels of residential amenity enjoyed by the adjacent occupants. Matters relating to overlooking, overshadowing, and overbearing impact have been fully assessed and appropriately mitigated through revised plans, separation distances, and the inclusion of privacy screening. As such, the proposal is considered to comply with Policies SP1 and DM1 in the Core Strategy, saved Policy DC1 of the Unitary Development Plan and the guidance contained within the NPPF.

Demolition of the outbuilding

The proposals include for the demolition of the existing two storey outbuilding and replacement with the extension to the rear of the property and boundary fence. It is considered that the loss of the two storey outbuilding would see a visual improvement to the rear of the property.

Design

The design of the proposed development has been carefully considered to ensure it complements the existing and surrounding properties within the area. The use of matching materials, brick, render, and tile as specified in the application form, would help maintain visual consistency and respect the local character. The overall design and configuration is considered acceptable within the context of the site and surrounding area and is not considered to adversely affect the general character or visual amenity of the dwelling.

On balance, the proposal is deemed to accord with Core Strategy Policies DM1, EN1, EN3, saved UDP Policy DC18 and the guidance contained within Section 16 (*Conserving and enhancing the historic environment*) of the NPPF, accordingly the design and appearance are considered acceptable.

Siting, scale and massing

The height of the proposed extension has been set below the existing ridge height of the host dwelling, ensuring that it remains subordinate in scale and respects the architectural hierarchy of the property. The overall size and footprint of the extension are comparable to similar developments within the immediate area, reflecting a pattern of growth that is consistent with the local character.

The proposal are considered to have been designed with sensitivity to neighbouring properties and the character of the area, including an offset from the side wall of the dwelling to reduce its visual projection and mitigate any potential impact on adjacent occupiers. As set out above the design approach assists in preventing the extension from appearing overbearing or intrusive when viewed from surrounding properties.

In light of these considerations, the scale and massing of the proposed extension are considered appropriate within the context of the site and its surroundings. The development is therefore deemed to comply with the principles for residential extensions as outlined in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy, which seek to ensure that new additions are proportionate, respectful of local character, and do not adversely affect residential amenity.

Impact on the Chorltonville Conservation Area

The requirement to preserve or enhance the character and appearance of the Chorltonville Conservation Area is a fundamental principle of Policy EN3 of the Core Strategy, as well as saved Policy DC18 of the UDP and this is supported by the objectives of the NPPF and The Places for Everyone Plan. Accordingly, any new development must demonstrate a sensitive response to the historic context through high-quality design, careful detailing, and where appropriate, the use of materials that are sympathetic to the local character.

68 Claude Road is located in the Chorltonville Conservation Area. The special significance and distinctive character of the area is borne out of the scale, appearance and form of development located within this part of Chorlton, along with its verdant nature, resulting from a large number of mature trees and open spaces, most in the form of private landscaped grounds. Chorltonville Conservation Area, designated in 1991, is defined by its Arts and Crafts-inspired architecture and was influenced by the Garden City Movement. The estate was opened in 1911 and features tree-lined roads, grass verges, and winding streets, creating a tranquil, village-like atmosphere. The dwellinghouses are predominantly semi-detached, built in brick with rendered upper floors, and many include half-timbered gables. Boundary treatments vary, with hedges, walls, fences, and open gardens replacing the original uniform privet hedges.

The proposed works are considered proportionate and subservient to 68 Claude Road, with the rear gabled element set back from the side elevation to reduce its visual prominence. The gabled form reflects the Arts and Crafts architectural language of the original property, contributing to a coherent and contextually sensitive design. External materials have been selected to match the existing building, ensuring continuity in appearance. However, the proposal also introduces distinctly contemporary features, including grey aluminium-framed windows and a metal balcony structure. These elements are intentionally modern and clearly distinguishable from the original fabric, allowing the extension to be read as a product of its time.

It is considered that the development maintains the heritage significance of both the property and the wider area by preserving the principal elevation within the street scene. Furthermore, the rear additions do not seek to replicate the original Arts and Crafts detailing but instead take design cues from it in order to create a contemporary intervention. This approach accords with guidance within the NPPF and Council policies, which supports high-quality, contextually responsive development that respects heritage assets while also allowing for the introduction of contemporary elements.

Paragraph 215 of the NPPF states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

As both the design and siting of the proposed extension are considered acceptable, it is considered that any harm to the overall character and setting of the Chorltonville Conservation Area would be at the very low end of “less than substantial harm”. In addition, it is recognised that the proposed extension would allow for the retention and continued use of the property in good condition by the applicant.

On balance, it is considered that the proposal accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18, and in accordance with PfE Policy JP-P2.

Greater Manchester Ecology Unit (GMEU)

As the proposed works involve the demolition of the existing outbuilding, and due to its size, a bat survey was required to ensure there were no roosts or bats present. GMEU has reviewed the findings and is satisfied that no bat roosts or evidence of bats were identified on site. Nevertheless, requested that an informative be attached to any permission reminding the applicant of their responsibilities under the Habitat Regulations.

Additionally, any works that could impact on nesting bird habitat should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. Measures to enhance the site for biodiversity should also be secured as part of this planning application, for example the integration of bat or bird boxes into the building on site.

In addition, GMEU noted that Chorlton Brook runs along the northern boundary of the application site. However, given the separation distance between the Brook and the proposed development, GMEU were satisfied and confirmed that a Construction Environmental Management Plan (CEMP) condition would not be required in this instance.

Flood Risk and Environment Agency

No objections from statutory consultees have been raised. Recommendations have been made regarding the proposed works and these are reflected in a proposed informative.

Other matters

The main concerns raised during the assessment of this application have been addressed in the body of the report above. Additional matters, including claims of not being sufficiently informed about the proposal prior to its submission, have also been noted. This aspect relates to discussions between neighbouring properties. Statutory notification was carried out by the City Council as local planning authority in accordance with the relevant legislation including a site notice due to the proposal being within the Chorltonville Conservation Area.

Concerns were also raised regarding the retention of the existing side wall of the outbuilding along the shared boundary. However, this is considered acceptable, as the wall is already in place. Any necessary maintenance/repairs to the wall fall under the applicant's responsibility and are regarded as a private matter between the neighbouring parties.

Bins

Space to the side of the property is retained to allow for the storage of bins and is considered to be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

The proposed extensions would be proportionate and subservient to the dwelling with the gabled extension to the rear set back from the side wall. The gabled design of the extension reflects the the Arts and Craft style of the property and the construction materials would match the materiality of the existing building. The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise. The proposal is considered to comply with saved UDP policies and policies of the Manchester Core Strategy and the objectives of both The Places for Everyone Plan and the NPPF.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty

involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices 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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 no. PR021_PL003A - EXISTING AND PROPOSED SITE PLAN, received on 28 March 2025
b) Drawing no. PR021_PL004B - PROPOSED GROUND AND LOWER GROUND FLOOR PLANS, received on 11 August 2025
c) Drawing no. PR021_PL005C - PROPOSED FIRST FLOOR AND ROOF PLAN PLANS, received on 15 September 2025
d) Drawing no. PR021_PL006A - PROPOSED FRONT ELEVATIONS, received on 28 March 2025
e) Drawing no. PR021_PL007C - PROPOSED SIDE ELEVATIONS INC. BOUNDARY WALL TREATMENT, received on 4 August 2025
f) Drawing no. PR021_PL008B - PROPOSED REAR ELEVATIONS, received on 22 September 2025

g) Drawing no. PR021_PL009B - PROPOSED BOUNDARY WALL TREATMENT, received on 15th September 2025,
h) Drawing no. PR021_PL010A - PROPOSED BOUNDARY WALL TREATMENT, received on 4 August 2025
i) Drawing no. PR021_PL011B - PROPOSED SECTION WITH ELEVATION DETAIL, received on 15th September 2025

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) No above ground development that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) The fencing as detailed within the approved drawings numbered PR021_PL007C and PR021_PL010 A shall be installed prior to the first use of the external terrace and be retained thereafter whilst the external terrace is in use.

Reason - In the interest of residential amenity pursuant to saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1, and SP1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved other than those expressly authorised by the granting of planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved Policy DC1 of the Unitary Development for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) It is recommended that the applicant look into tanking the below ground room to avoid ground water inundation via the bricks. We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 - Flood resistant and resilient construction

https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686

2) Whilst the works have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Additionally, any works that could impact on nesting bird habitat should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. Measures to enhance the site for biodiversity should also be secured as part of this planning application, for example the integration of bat or bird boxes into the building on site.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC
Environment Agency

66 Claude Road, Manchester, M21 8DF
67 Claude Road, Manchester, M21 8DE
70 Claude Road, Manchester, M21 8DF
7 Belwood Road, Manchester, M21 8BS
6 Belwood Road, Manchester, M21 8BS
5 Belwood Road, Manchester, M21 8BS
65 Claude Road, Manchester, M21 8DE
63 Claude Road, Manchester, M21 8DE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: SOUTH AREA