

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143432/FH/2025

Date registered valid: 20 August 2025

Proposal: Erection of single storey side and rear extensions and installation of rear roof dormer

Address: 15 Albany Avenue, Manchester, M11 1HQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr. Muntaser AbdulAziz

Agent (if any): Mr. Amro Tahan, Quick and Precise for Construction Extension Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 August 2025 Expired: 19 September 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 15 Albany Avenue within the ward of Clayton & Openshaw Ward in north Manchester. The application site relates to a semi-detached, red brick, two storey dwellinghouse characterised by stepped access, ground floor bay window and gable roof form. Amenity space to the front of the property consists of a small yard bounded by low brick wall and metal railings. Amenity space to the side of the property relates to an area of hardstanding. No boundary treatment separates amenity space to the side with the non-adjoining neighbour and so the space to the side is open. Amenity space to the rear takes the form of some hardstanding and a grassed garden, and the property benefits from an existing outrigger which has been infilled up to the boundary.

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of single storey side and rear extensions and installation of rear roof dormer.

The rear extension would extend beyond the existing rear outrigger/ extension by 2.2 metres at the point closest to the adjoining property (no.13 Albany Avenue). At the largest point, the rear

extension would project by 3.5 metres. The side extension would wrap into the proposed rear extension but would have a limited width of 0.7 metres.

The rear roof dormer would sit within the existing rear roof plane and would have an approximate cubic volume of 46 cubic metres. This would create two bedrooms and a bathroom.

The proposal would involve the insertion of a rooflight within the primary roof plane, a door within the side elevation, and three windows and a set of bi-folding doors within the rear elevation.

Materials to be used have been listed as:

Brick: best matching to existing.

Roof tile: Dark grey Marley Ludlow major.

Dormer cladding: Dark grey Marley Ludlow tile.

Dormer roof: flat roof

External rear door: Aluminium / uPVC bifold door.

External side door: uPVC door

External windows: double glazed uPVC windows.

Fascia and soffit: matching colour uPVC boards.

Negotiations during the course of the Application

During the course of the application, discrepancies within the existing plans were addressed.

A window to be inserted within the side elevation of the side extension facing in the direction of the non-adjointing neighbour was removed from the proposal, given concerns in relation to overlooking to the neighbour.

Further information was provided in relation to the proposed materials.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. One neighbour objected as the proposal would restrict the ability for the neighbour to utilise the space for off street parking, as per the existing shared access arrangements.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are

expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally

approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side and rear extensions and installation of rear roof dormer. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme is considered to overcome concerns raised to the agent during the course of the application. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.13 Albany Avenue:

No.13 Albany Avenue is the adjoining property to the applicant site and already benefits from a single storey rear extension with a projection of approximately 3.8 metres. The proposed rear extension would have a projection of 3.5 metres close to the adjoining neighbour. As such, this neighbour would not feel the built form beyond their existing rear extension as it would be hidden by the neighbour's existing extension and so would not be adversely impacted in relation to overlooking, loss of light or creating an overbearing feature.

The rear roof dormer would not give rise to adverse loss of light or overbearing implications, due to the nature of the proposal. Two windows would be inserted in the rear elevation of the proposed roof dormer relating to bedrooms. Given the existing view into the adjoining neighbour's garden from the first floor rear windows, any overlooking opportunities are not considered to be substantially different to the existing relationship and is therefore considered acceptable.

No.17 Albany Avenue:

This neighbour would be impacted by both the proposed side and rear extension. The neighbour would feel the 3.5 metre rear projection and the side extension with a width of 0.7 metres coming closer to the shared boundary. The side extension would be sited approximately 1 metre off the shared boundary. The extension would enclose the spaciousness of the site currently experienced from the lack of boundary treatment at the site as existing between the two properties. However, as the extension is only single storey any impact of overbearing would not be severe. The properties have north facing gardens. Although the neighbour may experience some loss of light in the afternoons to the neighbour's windows and doors (patio doors within the rear elevation and windows within the side elevation), given the extension is single storey, any loss of light would not be so severe to warrant a refusal on the scheme.

During the course of the application, the window within the side elevation was omitted from the scheme given concern with overlooking. As such, the door proposed within the side elevation of the side extension would not give rise to the detriment of overlooking to the neighbour, given it's a door.

For the reasons stated above, any overlooking opportunities into the neighbour's rear garden from the proposed rear dormer would not be substantially different to the existing circumstances and so be considered acceptable.

Neighbours to the rear:

Neighbours to the rear would not be impacted by the extensions given they are limited to single storey level. The dormer window proposed given it would not come any further forwards than the existing roof would not give rise to unacceptable relationships in respect of overlooking.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

The single storey rear extension would have a length at the largest point of 3.5 metres and so be compliant with Policy DC1.3 of the UDP which states rearward projection should not exceed 3.65 metres. The side extension proposed would be extremely limited in width and so is considered acceptable in scale.

The proposed rear roof dormer would sit within the roof space of the existing property and would not exceed the highest point of the existing roof. The dormer would also be set back from the eaves by approximately 0.8 metres. Although the cubic volume of the dormer would exceed permitted development right restrictions by 6 cubic metres, given the form of the dormer is considered acceptable, such marginal increase in volume can be accepted in this instance. As such, the roof dormer is not considered to give rise to an overly large or bulky structure, pursuant to Policy DC1 of the UDP.

Materials for the proposal have been listed as:

Brick: best matching to existing.

Roof tile: Dark grey Marley Ludlow major.

Dormer cladding: Dark grey Marley Ludlow tile.

Dormer roof: flat roof

External rear door: Aluminium / uPVC bifold door.

External side door: uPVC door

External windows: double glazed uPVC windows.

Fascia and soffit: matching colour uPVC boards.

The materials to be used are considered appropriate and the dormer cladding would be tiles to match the host property. The materials listed would be conditioned accordingly within any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No formal off street parking provision is provided for the property and as such, no change to parking provision would occur as a result of the proposal.

Bin Storage

Space would still be retained for the bins to be stored within the side amenity space, in front of the proposed side extension, behind the existing double gates. As such, no concern is raised in respect of this element.

Response to Neighbour Objections

Local residents were consulted and one response was received. One neighbour objected as the proposal would restrict the ability for the neighbour to utilise the space for off street parking, as per the existing shared access arrangements.

The extension proposed sits within the submitted site edged red. As such, the proposal would not involve building on the neighbour's land. The issue of access and shared access to the amenity space to the side of the property should be dealt with through civil procedures. The developer was made aware of such neighbour concerns.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised plan has been supplied which is considered to overcome issues raised during the course of the application. Appropriate conditions have been attached to the approval granted.

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:

- Application Form, received by the City Council as Local Planning Authority on 14 July 2025.
- Drawing- Location Plan, received by the City Council as Local Planning Authority on 14 July 2025.

-Drawing- Proposed- Loft Plan and Sections, numbered 005, received by the City Council as Local Planning Authority on 14 August 2025.
-Drawing- Proposed- Floor and Roof Plans, numbered 004 REV 3, received by the City Council as Local Planning Authority on 4 October 2025.
-Drawing- Proposed- Elevations, numbered 006 REV 4, received by the City Council as Local Planning Authority on 4 October 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Floor and Roof Plans, numbered 004 REV 3', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Flat 4, 1518 Ashton Old Road, Manchester, M11 1HN
Flat 1, 1518 Ashton Old Road, Manchester, M11 1HN
1520 Ashton Old Road, Manchester, M11 1HN
Flat 3, 1518 Ashton Old Road, Manchester, M11 1HN
Flat 2, 1518 Ashton Old Road, Manchester, M11 1HN
20 Albany Avenue, Manchester, M11 1HQ
18 Albany Avenue, Manchester, M11 1HQ
1524 Ashton Old Road, Manchester, M11 1HN
1522 Ashton Old Road, Manchester, M11 1HN
16 Albany Avenue, Manchester, M11 1HQ
22 Albany Avenue, Manchester, M11 1HQ
19 Albany Avenue, Manchester, M11 1HQ
17 Albany Avenue, Manchester, M11 1HQ
13 Albany Avenue, Manchester, M11 1HQ
11 Albany Avenue, Manchester, M11 1HQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA