

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142364/FH/2025
Date registered valid: 10 March 2025
Proposal: Erection of single storey side and rear extension for additional living accommodation following demolition of existing garage
Address: 9 Ringwood Avenue, Manchester, M12 5TP
Ward(s): Levenshulme Ward

Applicant: Mr. Kamran Sheikh
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 April 2025

Standard consultations:

Printed: 20 March 2025 Expired: 10 April 2025

Neighbour notifications

Printed: 13 June 2025 Expired: 20 June 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

Description of site / building / area

The application relates to a 2-storey, hipped-roof, semi-detached dwellinghouse, close to the head of a turning circle along a short cul-de-sac, within in a residential setting of Levenshulme ward.



(Site visit 23.04.2025)



The property is a traditional bay fronted (circa)1930's semi-detached dwellinghouse with existing front porch, single storey rear lean-to extension, together with a detached garage along the rear garden.

The site benefits from amenity space along the front, side and rear, together with boundary treatment along the perimeter, whilst incorporating a gated side access. The existing rear garden measures approximately 14.1 metres deep.

The existing front amenity space measures approximately 6.8 metres deep and is in-part hard surfaced to accommodate a driveway. The existing amenity space along the side elevation is fully hard surfaced to accommodate further car parking and to access the existing garage. Wheeled bins are stored within curtilage behind boundary treatment.

The application site shares common boundaries with nos.57 and 59 Hemmons Road along the western elevation, nos. 1, 3, 5 and 7 Ringwood Avenue along the southern elevation and no.11 Ringwood Avenue along the northern elevation.

Site History

- 040951 - Two storey side extension to form garage and dining room with two bedrooms over, APPROVED 24.04.1992
- F14787 - Kitchen extension at rear of house, APPROVED 08.01.1981

Description of development

The submitted plan proposes a single storey side and rear extension at 9 Ringwood Avenue, Levenshulme. It is intended to demolition of existing garage to facilitate the proposed development.

Following negotiations the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 11/06/25), (REV B). The revised plan would comprise of:

- The initially proposed rearward projection being pulled in, to 4500mm.
- The initially proposed roof configuration has been amended to overcome undue massing impact. The revised roof would comprise of a combined pitch to hip roof design.

- Clarification has been provided regarding the proposed storage location for wheeled bins. Wheeled bins would be stored in a covered bin store along the front garden.

The revised proposed extension would be flush with the front building line of the host dwelling, whilst being stepped away from the common shared boundaries with nos. 1, 3, 5 and 7 Ringwood Avenue to leave a small gap of approximately 120mm. It would then project approximately 11038mm deep along the shared boundary, then comes forward of the common shared boundary with no. 11 Ringwood Avenue approximately 8299mm wide, whilst leaving a small gap of approximately 120mm from this boundary, then returns forward of the rear building line of the host dwelling approximately 4500mm deep. It would comprise of a combined pitch to hip roof design - maximum proposed height approximately 3620mm (front elevation) and 3996mm (rear elevation) and would include 1no. window along the front elevation, 1no. window along the side roof elevation, 2no. windows along the rear roof elevation, together with a further window and bi-fold doors along the rear elevation. It is intended to use external facing materials matching the existing house.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. The following comments were received from two local residents:

Comment

The local resident has advised that whilst they have no objection to proposed extension, they have concerns for the parking implications as the existing parking along Ringwood Avenue is limited with the road being a narrow cul-de-sac. They are therefore worried how building materials/skips would be stored, how delivery vehicles would manoeuvre along Ringwood Avenue.

Comment

The local resident has expressed various concerns about the submitted plan. A summary of the planning related issues are as follows: They are of opinion the submitted plan relates to a proposed office for commercial use and therefore are concerned about the potential traffic problems it would generate, as well as parking nuisance. They also query where skips, building materials and the debris from the proposed extension would be deposited given the existing parking along Ringwood Avenue limited to the narrow road and short cul-de-sac.

Following revised plans, (dated, 11/06/25), (REV B), neighbours were re-notified. No comments, objections or representations were received on this occasion.

2. Environmental Health

Environmental Health officers recommend the following are attached to any recommendation for planning approval:

a) DEMOLITION/CONSTRUCTION HOURS:

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

b) INFORMATIVE:

CLAND Watching Brief

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 11/06/25), (REV B).

Principle of development

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension, following demolition of existing garage) - In light of the revised plan (dated, 11/06/25), (REV B) and given the existing contextual relationship along rear elevation and side boundaries - in particular, the rearward projection of no. 7 Ringwood Avenue's existing garage along the shared boundary, combined with the existing built form along the rear gardens of nos. 3 and 5 Ringwood Avenue, it is considered that as the proposed extension would be single storey and the initially proposed rearward projection has been pulled in, to 4500mm, coupled with the revised proposed roof configuration, any undue adverse impacts from massing has been sufficiently mitigated. In addition, a sizable rear garden would still be maintained and therefore, it is considered that the

revised proposal would not cause any further degree of harm upon the existing residential and visual amenity as there are no undue overbearing, overshadowing or loss of privacy impacts.

Moreover, whilst the revised proposed rearward projection at approximately 4500mm is (850mm) in excess of the limitations set out in the City Councils saved policy DC1.3 (a) regarding rearward extensions, given the depth of rear garden that would still be retained, together with the separation distance that would be maintained from those occupiers along the rear boundary, specifically nos.57 and 59 Hemmons Road; on balance, and subject to planning conditions, the revised submitted plan is considered to be acceptable in terms of its impact on residential and visual amenity; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed extension would be in-part informed by similar developments along the street scene, and therefore within this context, it is not considered that the proposal would unduly harm the character of the host building or the general area. It is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be affected as the existing side access would be lost to accommodate the proposed extension. However, clarification has been provided regarding the proposed storage location for a covered wheeled store. Wheeled bins would be stored in a covered timber frame bin store along the front garden, revised plan (dated, 11/06/25), (REV B). This is considered acceptable, pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be in-part affected by the proposal as the existing garage and side access would be lost to accommodate the proposed extension. However, the existing front driveway would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Objectors' comments - In terms of planning comments raised by the objector, these have been duly considered in the issues section above. Comments that fall outside of planning legislation such as civil matters, trespassing, shared ownership matters, boundary disputes, party wall issues, parking nuisance and issues regulated by the Highway Code and building control legislation cannot be considered as part of this planning application.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 11/06/25), (REV B), responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); Chapter 2 of the Guide to Development in

Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

In this instance, following negotiations the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 11/06/25), (REV B). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 10 March 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 10 March 2025.
- Existing Plan and Elevations, DRAWING No NA-P01, received by the City Council as the Local Planning Authority on 10 March 2025.
- Proposed Plan and Elevations, DRAWING No NA-P02, REV B, received by the City Council as the Local Planning Authority on 11 June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials, bricks, tiles, fenestration, facias and soffits used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Plan and Elevations, DRAWING No NA-P02, REV B, received by the City Council as the Local Planning Authority on 11 June 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before any above ground works of the development hereby approved, the outbuilding as shown on shown on: Existing Plan and Elevations, DRAWING No NA-P01, received by the City Council as the Local Planning Authority on 10 March 2025 and as stated on the submitted application form shall be removed in its entirety.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) A bin store as approved in drawing-Proposed Plan and Elevations, DRAWING No NA-P02, REV B, received by the City Council as the Local Planning Authority on 11 June 2025 shall be installed at the premises before the first occupation of the extensions hereby approved and shall be retained thereafter whilst the development is in use.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with saved policies SP1, H1, EN1 and DM1 of the Core Strategy.

Informative

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

2) Contaminated Land Watching Brief - In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

13 Ringwood Avenue, Manchester, M12 5TP
31 Ringwood Avenue, Manchester, M12 5TP
1 Ringwood Avenue, Manchester, M12 5TP
59 Hemmons Road, Manchester, M12 5TW
57 Hemmons Road, Manchester, M12 5TW
55 Hemmons Road, Manchester, M12 5TW
53 Hemmons Road, Manchester, M12 5TW
11 Ringwood Avenue, Manchester, M12 5TP
37 Ringwood Avenue, Manchester, M12 5TP
7 Ringwood Avenue, Manchester, M12 5TP
5 Ringwood Avenue, Manchester, M12 5TP
39 Ringwood Avenue, Manchester, M12 5TP
35 Ringwood Avenue, Manchester, M12 5TP
33 Ringwood Avenue, Manchester, M12 5TP
3 Ringwood Avenue, Manchester, M12 5TP
29 Ringwood Avenue, Manchester, M12 5TP

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
Historic Landfill Site 50m Buffer -
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA