MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142664/FH/2025
Date registered valid:	10 April 2025
Proposal:	Erection of two storey side and part two and single storey rear extension for additional living acommodation
Address:	26 Kenwood Avenue, Manchester, M19 1EJ
Ward(s):	Burnage Ward
Applicant:	Mr Z Mazher
Agent (if any):	Mr V Alyas, Architek
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03/06/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21/05/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 April 2025 Expired: 17 May 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Kenwood Avenue in the Burnage ward. The building is finished in red brick and white render and orange roof tiles and features hardstanding for vehicle parking to the front and a garden to the side and rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Kenwood Avenue is a residential cul-de-sac in the Burnage area. The area comprises of residential semi-detached family dwellings.

Description of development
The applicant is seeking permission for the erection of a part two-storey part single storey side and rear extensions.

Consultations & Notification Responses
Neighbours, as per appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

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

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

Principle

The submitted application is for the erection of part two storey part single storey side extension and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, 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 alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension comprises a two-storey addition to the side of the property and a part single-storey, part two-storey addition to the rear. The side extension would project 2600mm from the front elevation and project up to 4000mm further back, following the triangular shape of the plot. At the rear, the extension would project 4000mm at ground floor level and 3250mm at first floor level. A canopy would extend an additional 600mm from both the side and rear ground floor elevations.

The first-floor rear extension would span 7550mm in width and be set back 2850mm from the adjoining boundary. The roof of the side extension would be a single-pitched design, with its ridge positioned 770mm below the main house ridge. The single-storey rear extension would feature a flat roof at a height of 2980mm, topped with a projecting roof lantern reaching a total height of 3630mm.

Whilst the extension is large in scale, it follows the triangular shape of the plot, allowing for a greater side projection without overbearing the neighbouring plots. The addition is set back significantly from the front elevation and the roof ridge is to be lower than the main roof, it will therefore appear subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Residential Amenity

Given the relatively large scale of the proposed extension, some level of overshadowing to adjacent properties is expected, as is common with many two-storey extensions. However, the two-storey side element faces No. 24 Kenwood Avenue, which itself has a two-storey rear extension. As a result, the proposed side and rear extension will not extend beyond the rear building line of this neighbouring property. Additionally, the rear gardens are south facing, which helps to further minimise any overshadowing caused by the rear extension.

At first-floor level, a separation of 2850mm will be maintained between the proposed extension and the adjoining property. A minimum distance of 1035mm will be preserved on the other side, although due to the triangular shape of the plot, this gap will be greater for most of the extension’s length.

The proposal includes two windows on the front elevation, two obscurely glazed windows on the side elevation and two windows plus a glazed door on the rear elevation, in addition to this, at ground floor level, a wraparound glazed sliding door is proposed on the rear and side elevations. Due to the offset positioning of the neighbouring property relative to the applicant's, the wraparound sliding door is not expected to result in any loss of privacy for neighbouring residents.

Overall, the proposal complies with Policy DC1 of the Unitary Development Plan (UDP), as well as Policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed extension would be finished in a combination of render and brick to match the existing house, with a hipped roof and tiles to match on the 2-storey element and a flat roof on the single storey element. Windows would be uPVC to match the existing with exception of the corner aspect sliding doors which would be aluminium framed.

The only part of the extension visible from the highway would be the front elevation of the extension, which would be set back from the front of the property by 3230mm and feature 1no. window at ground floor and 1no. window at first floor, with a projection of only 2600mm at the front, it should have a negligible impact upon the street scene.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Parking
The current parking arrangements would be unaffected by this proposal.

Waste Storage
1030mm will be retained at the side of the property, to continue refuse storage in the rear garden.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of 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
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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Location Plan – 10 April 2025 – Drawing no. A101
b. Drawing – Proposed Elevations – 10 April 2025 – Drawing no. A105
c. Drawing – Proposed Floor Plans – 10 April 2025 – Drawing no. A104

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing
Before first occupation the windows as marked as obscured glazing on the 02-P Elevation (as shown on drawing no. A105) shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

27 Bournelea Avenue, Manchester, M19 1AE
21 Bournelea Avenue, Manchester, M19 1AE
19 Hyde Fold Close, Manchester, M19 1EB
24 Kenwood Avenue, Manchester, M19 1EJ
22 Kenwood Avenue, Manchester, M19 1EJ
25 Kenwood Avenue, Manchester, M19 1EJ
25 Bournelea Avenue, Manchester, M19 1AE
23 Bournelea Avenue, Manchester, M19 1AE
21 Hyde Fold Close, Manchester, M19 1EB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA