MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142542/FH/2025
Date registered valid:	28 April 2025
Proposal:	Erection of a single storey 'wrap around' front and side extension
Address:	9 Rippenden Avenue, Manchester, M21 9SS
Ward(s):	Chorlton Ward
Applicant:	Anna Hindmarsh - Reynolds
Agent (if any):	Mrs Magdalena Haener Pride Road Manchester South
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 May 2025

Standard consultations:
Printed: 12 August 2025 Expired: 19 August 2025

Neighbour notifications
Printed: 8 May 2025 Expired: 30 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/area

The application relates to a two-storey semi-detached dwellinghouse of deep-red brick construction and white render with grey tiled roof forms. The property features white UPVC windows and a previous single storey extension to the side.

The application property is situated within a corner plot at the end of Rippenden Avenue, located in Flood Zone 2. There is an existing single driveway to the front and private garden to the rear. Boundary treatment consists of low height timber fencing to the front and 1.8m timber fencing to the northern side boundary.

The surrounding area is predominantly residential in character, featuring semi-detached properties of a similar character, scale and form. Directly north of the application site lies a 7.3m wide, 170m long strip of undeveloped land over an aqueduct which runs parallel with Kensington Road.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey wraparound front and side extension, to provide a front porch and bike storage.

Consultations & Notification Responses

Local responses
None

Consultee responses

Flood Risk Management – (19/9/2025) The submitted FRA Proforma incorrectly states that the estimated flood level for the 1% AEP plus climate change allowance event is 51.71mAODN, whereas the Product 4 data shows that the correct estimated flood level is 27.26mAODN.

On the basis that the applicant uses the correct estimated flood level shown by the Product 4 data to inform the installation of the flood resilience & resistance measures detailed in the FRA Proforma, the application can be approved with no further comment.

United Utilities – no comments received.

Relevant Planning History

At the application site –

131723/LP/2021 – Certificate of lawful proposed development for the erection of a single storey side extension. Approved 17.11.2021.

132811/LP/2022 – Certificate of lawful proposed development for the erection of single storey side extension to provide additional living accommodation together with replacement of existing windows. Approved 24.03.2022. *Implemented.*

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant. However, delays were experienced in obtaining and reviewing product 4 data (prepared by the Environment Agency).

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-S4 – Flood Risk and the Water Environment

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 14 – Flood Risk (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users51; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey wraparound front and side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, flood risk and parking.

Impact on visual amenity and the streetscene:

The proposed wraparound front and side extension would sit flush with the existing front bay elevation and northern side elevation of the host property. The extension would accommodate a hipped roof that would tie in with the existing single storey side extension roof, with matching ridge and eaves levels.

The proposed front/side extension would be built of brickwork, painted render and roof tiles to match the existing dwellinghouse, moreover the existing brickwork quoins detailing will be replicated. The submitted plans indicate that its northern facing side elevation would be blank, and its front elevation would feature 1.no roller door (to serve the store) and new front door.

The scale, design and projection of the wraparound extension complies with the advice stipulated within saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester. As such, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the front and side of the property, the proposal would be highly visible within the street scene or public realm. The proposed use of matching materials and detailing should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

No.7 is the adjoining semi-detached property due south. The proposed extension would not extend beyond existing front elevation; therefore, the proposal would be entirely screened by the host property in relation to the adjoining property. As such the proposal raises no concerns with regards to impacts upon the amenity currently enjoyed by these neighbouring occupants.

The proposed single storey scale of extensions should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

Moreover, proposed fenestration in the front elevation only (doors only) are not considered to give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would reduce parking provision by approx.2.5m, as a result of development over the existing front driveway. Whilst the proposal would remove off street parking provision from within the site, in this specific instance the scheme is considered acceptable on balance given the end of street location and existing parking provision demonstrated on street.

Waste:

The current waste storage arrangements would be unaffected by the proposal, access to the rear garden is retained.

Flood Risk:

The application site is located within Flood Zone 2. Flood Risk Management were consulted on this proposal and raise no further concerns, on the basis that the applicant uses the correct estimated flood level specifically shown by the Product 4 data to inform the installation of the flood resilience & resistance measures detailed in the FRA Proforma.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance negotiations took place with regards to submisison of product 4 data. The relevant flood risk data was submitted, the application has been determined with the attachment of appropriate conditions. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 documents labelled:

- 'Proposed Elevations', numbered '11', stamped as received by the City Council as Local Planning Authority on the 27/03/2025.
- 'Proposed Plans', numbered '10 A', stamped as received by the City Council as Local Planning Authority on the 28/04/2025.
- Product 4 Data & Map, prepared by the Environment Agency, stamped as received by the City Council as Local Planning Authority on the 08/08/2025.

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

9 Glencross Avenue, Manchester, M21 9NF
3 Glencross Avenue, Manchester, M21 9NF
7 Glencross Avenue, Manchester, M21 9NF
1 Glencross Avenue, Manchester, M21 9NF
10 Rippenden Avenue, Manchester, M21 9SS
7 Rippenden Avenue, Manchester, M21 9SS
63 Grange Road, Manchester, M21 9NX
65 Grange Road, Manchester, M21 9NX
55 Grange Road, Manchester, M21 9NX
4 Rippenden Avenue, Manchester, M21 9SS
3 Rippenden Avenue, Manchester, M21 9SS
61 Grange Road, Manchester, M21 9NX
59 Grange Road, Manchester, M21 9NX
57 Grange Road, Manchester, M21 9NX
5 Glencross Avenue, Manchester, M21 9NF
8 Rippenden Avenue, Manchester, M21 9SS
6 Rippenden Avenue, Manchester, M21 9SS
5 Rippenden Avenue, Manchester, M21 9SS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA