MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 143018/FH/2025 |
| **Date registered valid:** | 22 May 2025 |
| **Proposal:** | Erection of part single, part two storey side extension and single storey rear extension following the demolition of the existing garage. |
| **Address:** | 77 Austin Drive, Manchester, M20 6FA |
| **Ward(s):** | Didsbury East Ward |
| **Applicant:** | [redacted] |
| **Agent (if any):** | Dr Taki Sonbli |
| **Case officer:** | Ellie Knowles<br>Tel: 0161 219 6633<br>Email: ellie.knowles@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** **17 September 2025**

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 10 June 2025

**Standard consultations:**
No consultations have been printed and sent.

**Neighbour notifications**
Printed: 30 May 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/area

The application relates to a two-storey detached residential property. The property is constructed in in red brickwork and designed with a gable roof finished in grey roof tiles. The principal elevation features a two-storey bay window with front projecting gable element above, finished in pebbledash render. There is an existing driveway to the front that leads to a single side garage. There is a private garden to the western side and rear bound by timber fencing and soft vegetation.

Austin Drive is a residential street situated within the Didsbury East ward of Manchester.

The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, of varying form and character.




**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 part single, part two storey side extension and single storey rear extension following the demolition of the existing garage to the side.

## Consultations & Notification Responses

*Local responses*
None

*Consultee responses*
None

## Relevant Planning History

At the application site –
None

At 77A Austin Drive –
**120020/FH/2018** – Erection of part single/part 2 storey front and rear extensions, including alterations to roof to increase height to introduce a second storey, associated alterations including rendering and cladding of facades. Approved 23.08.2018. *Implemented.*

## History of negotiations

The planning officer requested that the proposed first floor front window was amended to obscure glazed and top opening above 1.7m, to mitigate potential overlooking impacts upon the neighbouring property no.77A. The agent submitted revised plans by 16/09/2025 showing this amendment, facilitated through internal reconfiguration of the extension.

## 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

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

DM 1 – Development Management
SP 1 – Spatial Principles (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

Paragraph 135 (f) states that developments "*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 user 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 part single storey, part two storey side extension and single storey rear 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, and parking.

Impact on visual amenity and the streetscene:

The proposed two storey element would be set back 1m from the front elevation of the host property, running 5.15m in length and accommodate a matching gable pitch set down from the main ridge. The connecting single storey wraparound side and rear element would accommodate a flat roof with lantern roof light and measure 3.08m in total depth, 3m in height (to the eaves) and 6.08m in width.

The proposed part single storey, part two storey side/rear extension would be built of brickwork and roof tiles to match the existing dwellinghouse. The submitted revised plans indicate that its northern facing front elevation would feature a single window at both ground and first floor levels. The western facing side elevation would feature 2.no windows at ground floor, similar to the existing garage to be replaced. The southern facing rear elevation would feature two large picture windows.

The proposed 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. Sufficient private outdoor amenity space would also be retained to the rear.

Sited at the side and rear of the host property, which is situated at the head of a cul-de-sac, the proposal would not be highly visible within the street scene or public realm, given the oblique line of sight taken from Austin Drive. Moreover, its use of matching materials 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.

As such, it is considered that the design and appearance of the proposed development accords with Core Strategy Policies SP1, DM1 and EN1 and in general the design is considered acceptable.

Impact on residential amenity:

The proposal has been revised to mitigate potential overlooking impact upon the neighbouring property due north, no.77A. This property has been significantly extended and is orientated at a perpendicular angle to the application property, as such the principal elevations of both properties are in close proximity with each other, which has been taken into consideration.

The proposal would feature fenestration at first floor level to the front and rear elevations only and ground floor level to the front, side and rear elevations. The ground floor windows, and first floor rear window would afford main outlook over the applicant's private amenity areas and raise no overlooking concerns. The proposed first floor front window would be obscure glazed and top opening above 1.7m from FFL, which would negate any undue overlooking and loss of privacy of neighbouring occupiers, no.77A.

The proposed extensions are considered subservient additions, which should not cause undue issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, having regards to the relationship of the proposed extensions to the neighbouring property and the existing relationship of the property to other neighbouring property.

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:

Whilst the proposal would remove the existing side garage, off street parking provision would be retained on the front driveway, as such is considered acceptable in this regard.

Waste:

No change to the bin store arrangements would occur as a result of the proposal.

## 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**
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, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed fenestration. Amended plans were submitted showing revised fenestration and the application has been determined with the attachment of appropriate conditions.

**Condition(s) to be attached to decision for approval**

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 Plan and Elevations', numbered 'A04', stamped as received by the City Council as Local Planning Authority on the 16/09/2025.
- 'Proposed Plan and Elevations', numbered 'A05', stamped as received by the City Council as Local Planning Authority on the 16/09/2025.

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.

4) 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 development hereby approved, other than those expressly authorised by the granting of this 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 Policies DM1 and SP1 of the Manchester Core Strategy.

5) Before first occupation the first floor window to the ensuite shown on drawing A05 to the north elevation 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**

77A Austin Drive, Manchester, M20 6FA
9 Willoughby Avenue, Manchester, M20 6AS
13 Willoughby Avenue, Manchester, M20 6AS
11 Willoughby Avenue, Manchester, M20 6AS
81 Austin Drive, Manchester, M20 6FA
75 Austin Drive, Manchester, M20 6FA
7 Willoughby Avenue, Manchester, M20 6AS
79 Austin Drive, Manchester, M20 6FA

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA