MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142268/FH/2025
Date registered valid:	9 March 2025
Proposal:	Erection of two storey side extension to form additional living accommodation.
Address:	10 Aviary Road, Manchester, M12 5NN
Ward(s):	Ardwick Ward
Applicant:	Sibusiso Dewa
Agent (if any):	Mr Mudasir Nawaz, Nm Architectural Services Ltd
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 April 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 June 2025 Expired: 24 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 site relates to a new build, 2 storey, semi-detached dwellinghouse within a predominately residential housing estate in Ardwick ward. There is existing amenity space along the front, side and rear elevations, with in curtilage car parking, together with boundary treatment along the perimeter.



Figure 1. Site visit - 23.04.2025

The proposal site is highly prominent along the Hyde Road, Aviary Road and Ludlow Close highways. Ludlow Close is a short cul-de-sac with a detached property (no. 4 Ludlow Close) at the head of the cul-de-sac. The application site shares common boundaries with no. 8 Aviary

Road, no. 4 Ludlow Close and immediately along the western boundary is West Gorton Medical Centre.

Site History

- Apart from the planning permission that granted consent for the housing development of the site and wider area - (Ref: 099219/OO/2012/N2), there is no other record for the application site.

Description of development

The submitted application proposes a two storey side extension to form additional living accommodation.

The initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 19/08/25). The proposed first floor window along the gable elevation would be obscurely glazed and serve a bathroom.

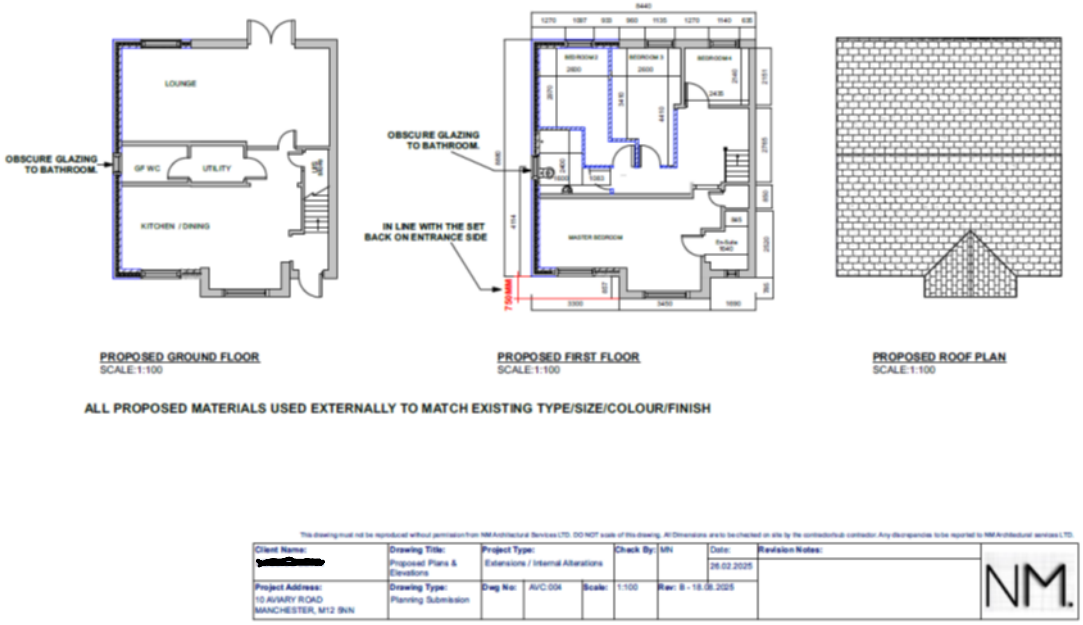


Figure 2. Proposed Floor Plans and Roof Plan



Figure 3. Proposed Elevations

The proposed two storey side extension would be set back approximately 750mm from the primary front building line of the host dwelling, whilst being flush with its rear building line. It would measure approximately (2649mm wide x 8880mm deep). It would comprise of pitched roof with proposed roof ridge flush with the existing roof ridge and would include 1no. window each along the ground and first floor front elevation, 1no. window each along the ground and first floor side elevation - which would both be obscurely glazed and serve a bathroom and ground floor WC; together with 1no. window each along the ground and first floor rear elevation. It is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

1. 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)

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:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. 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.

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

- Chapter 2: Design

5. The National Planning Policy Framework (NPPF), (December 2024)

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 19/08/25).

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 (two storey side extension) - In this instance, the application relates to a semi-detached 2 storey dwellinghouse along a corner plot position. The application site shares common boundaries with no. 8 Aviary Road, no. 4 Ludlow Close and West Gorton Medical Centre along the western boundary. Whilst the site is visible from Hyde Road, it is significantly set back from this primary highway. It is therefore considered that the resultant contextual relationship of the revised submitted application, (dated, 19/08/25) would not create an undue adverse impact to massing in this location in this instance.

In terms of accessibility, the proposal does not change how people access the building.

Due to the proposed scale in relation to the immediate adjoining common boundaries with no. 8 Aviary Road, no. 4 Ludlow Close and West Gorton Medical Centre along the western boundary, combined with the separation distance that would still be maintained; together with the West Gorton Medical Centre car park along the proposed gable elevation; the proposal would not create an over-dominant or overbearing feature.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding windows along the proposed gable elevation (facing the West Gorton Medical Centre car park), however given these would maintain a significant separation distance from the common shared boundary; together with the fact that they would both be obscurely glazed, the impact to privacy and overlooking is minimal. It is however recommended that these windows are conditioned requiring obscure glazing in the interest of privacy.

In terms of the impact on green infrastructure including open space, both public and private, the dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; 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) - In the case of this application, whilst the new addition is broadly designed to match the style and features of the host building by using facing bricks, concrete tiles and UPVC fenestration to match the existing, as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. On this basis, given the limited massing, together with the use of proposed materials, the character of the host building or the general area would not be unduly affected. Additionally, 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 (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and on-site parking) - The proposal doesn't change how vehicles access and park at the property. However, although the number of on-site car parking space would be reduced to accommodate the proposed extension, on-site car parking would still be maintained for more than one vehicle; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 19/08/25) responds positively to policies 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 no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant / agent in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 19/08/25). 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 26 February 2025.
- Location Plan with application site edged in red, Dwg No: ACV:001, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Site Plan, Dwg No: ACV:002, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Floor Plans and Roof Plan, Dwg No: ACV:004, Rev B, received by the City Council as the Local Planning Authority on 19 August 2025.
- roposed Elevations, Dwg No: ACV:004, Rev B, received by the City Council as the Local Planning Authority on 19 August 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 approved drawings and 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 Floor Plans and Roof Plan, Dwg No: ACV:004, Rev B and Proposed Elevations, Dwg No: ACV:004, Rev B, both received by the City Council as the Local Planning Authority on 19 August 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 first occupation of the development thereby approved, the proposed windows along the ground and first floor side elevation, as shown on: Proposed Floor Plans and Roof Plan, Dwg No: ACV:004, Rev B and Proposed Elevations, Dwg No: ACV:004, Rev B, both received by the City Council as the Local Planning Authority on 19 August 2025, shall both be obscurely 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 - In the interest of privacy; 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.

Appendix 1 – List of consultees & neighbours notified

10 Pollitt Close, Manchester, M12 5EA
One Stop, 6 Clowes Street, Manchester, M12 5JE
COHENS CHEMIST, 4 Clowes Street, Manchester, M12 5JE
West Gorton Medical Centre, 2 Clowes Street, Manchester, M12 5JE
4 Ludlow Close, Manchester, M12 5UH
8 Aviary Road, Manchester, M12 5NN
318 Hyde Road, Manchester, M12 4RA

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
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: NORTH AREA