MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143628/FH/2025
Date registered valid:	18 August 2025
Proposal:	Erection of single storey rear extension to provide additional living accommodation
Address:	7 Kennington Avenue, Manchester, M40 2XA
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Alex Jones
Agent (if any):	Mr Sam Nawaz
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 September 2025

Standard consultations:
Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications
Printed: 21 August 2025 Expired: 12 September 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 hip roof quasi semi-detached dwellinghouse along a corner plot property within a cul-de-sac setting of Miles Platting and Newton Heath ward.



Figure 1. (Site visit 10.09.2025)

The application site has a triangular shaped garden to the front, expanding in width towards the rear. There is existing amenity space along the front side and rear, together with boundary treatment, whilst incorporating a gated side access. There is an existing outbuilding along the rear garden, a front driveway, and bins are stored within curtilage.

Site History

- 079298/FH/2006/N1 - Erection of part single, part two storey side extension, APPROVED 30.05.2006.

Description of development

The submitted plan relates to a proposed single storey rear extension to provide additional living accommodation.

In the case on this application, a flood risk assessment was subsequently submitted by the applicant for further assessment, (dated 29/09/2025). The initially submitted plan has also been revised in the interest of privacy and revised plans subsequently submitted, (dated, 07/10/25). The initially proposed side facing window to serve the proposed bathroom is removed and relocated along the rear elevation.

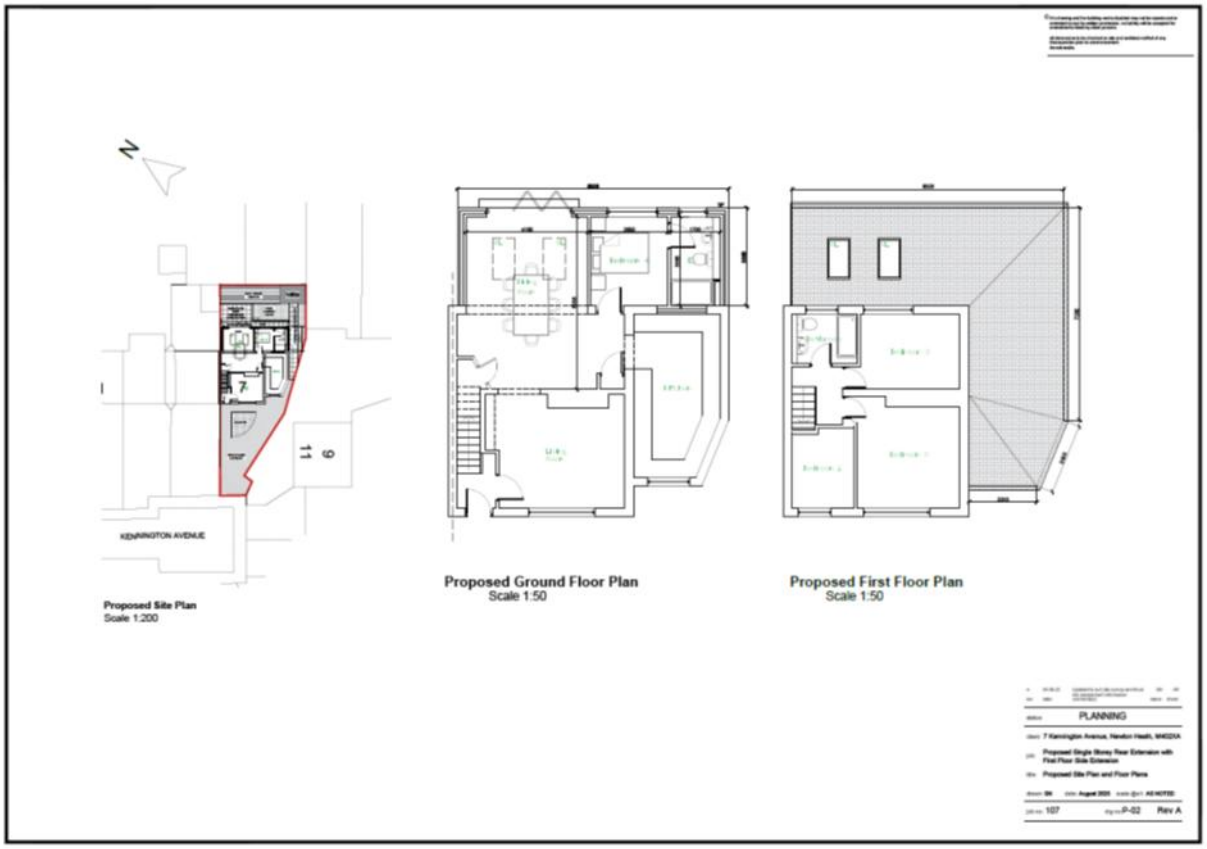


Figure 2. Proposed Site Plan and Floor Plans



Figure 3. Proposed Elevations

The proposed extension would be sited along the rear building line of the original dwellinghouse and existing single storey side extension, whilst being stepped away from the common shared boundary with no. 5 Kennington Avenue to leave a gap from this boundary. It would measure approximately (3365mm deep x 9330mm wide x 3625mm maximum height) and would comprise of a combined pitch to hip roof, including 2no. windows along the rear roof elevation, together with 2no. windows and bi-fold doors along the rear elevation. It is intended to use external facing materials matching the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

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

2. Flood Risk Management

Flood Risk Management officers' initial comments related to the following matters as a minimum should be resolved pre-determination. Until these are resolved, they would be unable to recommend conditions.

- MCC records highlight that there is a risk of a culverted watercourse (Della Brook) on-site. Inappropriate development around culverts presents a risk of collapse. This risk must be addressed to protect both proposed building and the local area from flood risk. Please refer to the attached requirements for further investigation and masterplanning.

- A Flood Risk Assessment is required. This should include:
o Assessment of sources of flood risk.
o Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).

o If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Informative:

Culvert:
MCC records highlight that the underground Della Brook is located within the site boundary. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage .

Further to Flood Risk Management officers' initial comments, a flood risk assessment was subsequently submitted by the applicant for further assessment, (dated 29/09/2025). Flood Risk Management officers made the following comments and recommendations:

On the basis that the development shall be carried out in accordance with the submitted flood risk assessment (Ref: R0920 FRA-v1, dated Sep-2025) including the finished floor levels and flood resistance/resilience measures detailed therein, the application can be approved.
MCC records and historic mapping highlight that there is a risk of a culverted watercourse (Della Brook) on-site. Inappropriate development around culverts presents a risk of collapse. This risk must be addressed to protect both proposed building and the local area from flood risk. Please make note of the below informative notices.

Informative:

Culvert:

MCC records highlight that the underground Della Brook is located within the site boundary. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage .

Riparian Landownership:
If the culverted Della Brook is present on site, the applicant remains the riparian landowner for the section of culverted watercourse. The riparian landowner is responsible for ensuring the natural flow of water through the watercourse, and for maintaining it by removing blockages that may impede the flow of water or cause flooding or repairing any collapses.

POLICY

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

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)
- EN14 (Flood Risk)
- 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 the case on this application, a flood risk assessment was subsequently submitted by the applicant for further assessment, (dated 29/09/2025). The initially submitted plan has also been revised in the interest of privacy and revised plans subsequently submitted, (dated, 07/10/25).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. 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 rear extension) - In this instance, following Flood Risk Management officers' initial comments, a flood risk assessment was subsequently submitted by the applicant for further assessment, (dated 29/09/2025) which was considered to be acceptable, subject to conditions and recommendations.

The initially submitted plan has also been revised in the interest of privacy and revised plan subsequently submitted, (dated, 07/10/25). Therefore, within this context, the proposal is designed to be subservient to the original dwelling house by being entirely at ground floor. In terms of accessibility, the proposal does not change how people can get in and out of the building.

Due to its, size, position and location in relation to the neighbouring no. 5 and nos. 9 to 11 Kennington Avenue, the proposal would not create an over-dominant or overbearing feature, it would not result in undue loss of light.

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 revised plan, (dated 07/10/25) mitigates any privacy impact issues. The proposal includes fenestration along the rear roof elevation and rear elevation only, of which, the proposed bathroom window would be obscurely glazed. Given their locations, coupled with the existing high boundary treatment, the separation distance from the common boundaries, together with the existing boundary treatment, the impact to privacy and overlooking is minimal.

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.
The proposed rearward projection at approximately 3365 is also within the limitations of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions. 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, the new addition is designed to match the style and features of the current host by using matching bricks fenestration, and as such, the resultant impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension along the rear garden and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed extension could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. 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 (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 car parking) - The proposal doesn't change how vehicles access and park at the property; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated 29/09/2025 and 07/10/25) could be accommodated in this location, in this instance, pursuant to policies SP1, DM1, EN1, EN14, 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-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) 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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, a flood risk assessment was subsequently submitted by the applicant for further assessment, (dated 29/09/2025). The initially submitted plan has also been revised in the interest of privacy and revised plans subsequently submitted, (dated, 07/10/25). 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 04 August 2025.

- Proposed Elevations, drg no: P-03, Rev B, received by the City Council as the Local Planning Authority on 07 October 2025.

- Proposed Site Plan and Floor Plans, drg no: P-02, Rev A, received by the City Council as the Local Planning Authority on 07 October 2025.

- Flood Risk Assessment or Drainage Document (Ref: R0920 FRA-v1), received by the City Council as the Local Planning Authority on 29 September 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 set out in Condition 2 of this approval.

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) The development shall be implemented in accordance with the approved flood risk assessment (Ref: R0920 FRA-v1, dated Sep-2025) including the finished floor levels and flood resistance/resilience measures detailed therein.

Reason - To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required; pursuant with policies DM1 and EN14 of the Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

*MCC records and historic mapping highlight that there is a risk of a culverted watercourse (Della Brook) on-site. Inappropriate development around culverts presents a risk of collapse. This risk must be addressed to protect both proposed building and the local area from flood risk.

5) 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 Elevations, drg no: P-03, Rev B and Proposed Site Plan and Floor Plans, drg no: P-02, Rev A, both received by the City Council as the Local Planning Authority on 07 October 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).

6) Before first occupation of the development thereby approved, the proposed window along the rear elevation to serve the bathroom and as shown on: Proposed Elevations, drg no: P-03, Rev B and Proposed Site Plan and Floor Plans, drg no: P-02, Rev A, both received by the City Council as the Local Planning Authority on 07 October 2025 shall be opaquely 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 interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

7) 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.

Informative

1) Culvert:

MCC records highlight a risk that the underground Della Brook is located within the site boundary. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then Manchester City Council LLFA further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage

Riparian Landownership:

If the culverted Della Brook is present on site, the applicant remains the riparian landowner for the section of culverted watercourse. The riparian landowner is responsible for ensuring the natural flow of water through the watercourse, and for maintaining it by removing blockages that may impede the flow of water or cause flooding or repairing any collapses.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

4 Fieldfare Avenue, Manchester, M40 2UF
4 Kennington Avenue, Manchester, M40 2XA
14 Kennington Avenue, Manchester, M40 2XA
11 Kennington Avenue, Manchester, M40 2XA
10 Scotland Hall Road, Manchester, M40 2WF
8 Fieldfare Avenue, Manchester, M40 2UF
9 Kennington Avenue, Manchester, M40 2XA
8 Kennington Avenue, Manchester, M40 2XA
5 Kennington Avenue, Manchester, M40 2XA
3 Kennington Avenue, Manchester, M40 2XA
2 Kennington Avenue, Manchester, M40 2XA
13 Kennington Avenue, Manchester, M40 2XA
1 Kennington Avenue, Manchester, M40 2XA
12 Scotland Hall Road, Manchester, M40 2WF
2 Fieldfare Avenue, Manchester, M40 2UF
12 Fieldfare Avenue, Manchester, M40 2UF
10 Fieldfare Avenue, Manchester, M40 2UF
14 Scotland Hall Road, Manchester, M40 2WF
6 Kennington Avenue, Manchester, M40 2XA
6 Fieldfare Avenue, Manchester, M40 2UF
8 Scotland Hall Road, Manchester, M40 2WF

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA