

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143733/FH/2025
Date registered valid: 14 August 2025
Proposal: Erection of a front porch extension
Address: 77 Victoria Avenue East, Manchester, M9 6HP
Ward(s): Charlestown Ward

Applicant: Mr Robert Lewtas
Agent (if any): Mr Joe Jennings, ExtensionsNW Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations:

No consultations have been printed and sent.

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



The property that is subject of this householder application is a two-storey semi-detached C3 dwellinghouse. The property is built of red brick with white uPVC windows. It features a pitched roof and to the front of the property is a permeable gravel drive which has room for two car parking spaces. To the rear of the property is a garden which borders onto Meadowbrook Close. Currently, the property has an existing cantilevered porch over the front door.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Victoria Avenue East is a residential street situated within the Charlestown Ward of Manchester. The property and its neighbouring properties are newly built houses compared to other family properties along the street. The area consists of other semi-detached and terraced family-built properties that also benefit from planning permission. The property benefits from being located on a sustainable local transport network with shopping amenities in walking distance.

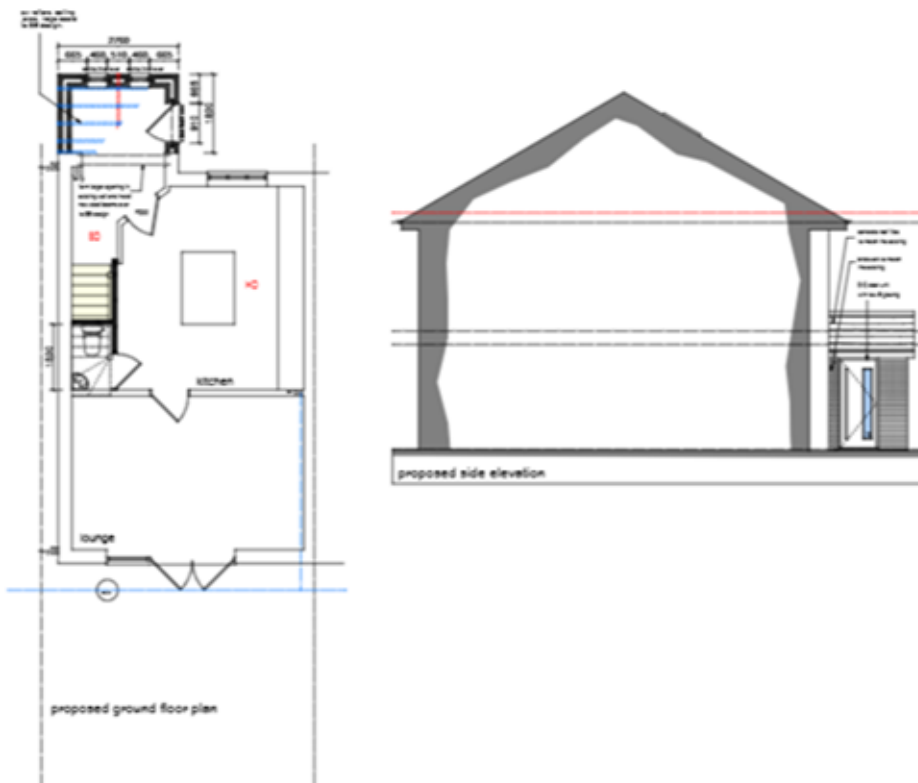
Description of development

The applicant is seeking planning permission for the erection of a front porch.

Proposed Plans and Drawings



Proposed elevations



Proposed ground floor plan and side elevation



Proposed site plan

Consultations & Notification Responses

Neighbours, as per appendix 1- one comment was received.

The comment raised concerns about the intent to complete the development once building works has started.

POLICY

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

Policy EN 14- Flood Risk

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Planning History

130571/FH/2021, Erection of single storey extensions to front and rear, together with the creation of a front driveway, Refused 2021.

143065/LP/2025, Erection of hip-to-gable roof extension to side, rear dormer and installation of rooflights to front, Approved 2025.

Principle- The principle of erecting a front porch extension is acceptable for a family dwellinghouse given that many individuals prefer to extend and alter their homes to meet changing needs and circumstances. In many cases this type of development is considered permitted development subject to the limitations and conditions set by Part 1, Schedule 2, Class D of the Town and Country Planning Order 2015. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Parking

The proposal would allow the current drive to maintain two car parking spaces. At present the drive measures to, 7.6m. After the erection of the porch, the driveway would measure to 5.7m and as a standard car parking space measures 4.8m long, the proposal is considered to retain the two car parking spaces. (Noted that 2021 application refused consent for creation of driveway (actually refused for impact of single storey front extension rather than the driveway itself) – however development has been in place since September 2020 and is therefore lawful).

Siting Scale and Massing - The porch would be sited south of the property. It is proposed to project 1.8m from the front of the dwelling house. The width of the porch would measure to 2.7m, with a dual pitched roof of 3.1m sloping down to meet the eaves at 2.1m. The proposal would have a total ground floor area of approx. 4.86m.

The development would propose the addition of three new windows and a door. Two modern style windows are proposed on the front elevation facing towards Victoria Avenue East. The front door is proposed on the side elevation facing west with an inserted window.

These dimensions would exceed those set by GPDO and therefore require planning permission. Considering that the dimensions would allow for the parking provision and the siting scale and massing of the extension is seen as subservient to the host dwellinghouse, the proposal is acceptable. This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposal would not affect the private outdoor amenity space retained to the rear.

Residential Amenity- The adjoining neighbour, no. 75 Victoria Avenue East sits east to the applicant property. Due to the scale of the proposed, it is not considered to cause any additional

overshadowing or effect the current path of light to the neighbouring property. Although the door of the porch is proposed to face towards this property, there would be a distance of approx. 7m between the proposed and the neighbouring property. Considering there have been no objections and the distance between the properties, this arrangement is considered acceptable.

The opposing neighbour, no. 76 Victoria Avenue East sits south of the applicant property. Although the front windows are proposed to project towards this property, there is a public highway and a distance of over 40m between the properties. This is considered to be an adequate distance in terms of maintaining privacy. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy over and above existing. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Appearance and Visual Amenity- The submitted application form indicates that the extension would be built with brickwork to match existing and concrete roof tiles to match the existing dwellinghouse. The proposed material for the windows and doors is white PVC. Although the windows introduce a modern style of development, 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 on this locale. None of the proposed windows would cause issues associated with privacy or overlooking.

The proposal would not be an unusual addition to the street scene as there are multiple front porch extensions within the area. A materials condition has been attached to ensure materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

The location plan shows that the property's off-street parking would be retained. Although the proposed is at view from the street scene, it is set back by the pathway by approx. 7m. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Conclusion- Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved Policy DC1 and DC18 of the Unitary Development Plan for the City of Manchester, Policies DM1, SP1 and EN3 of the Manchester Core Strategy, Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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 policies 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 applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed elevations and floor plan, ref- 3531-02

Proposed site plan

Received on the 14 August 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture including:

- Brickwork to match existing
- Concrete roof tiles to match existing
- White PVC framed windows

- PVC doors

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

75 Victoria Avenue East, Manchester, M9 6HP
4 Meadowbrook Close, Manchester, M9 6NS
11 Daneswood Avenue, Manchester, M9 6HQ
5 Daneswood Avenue, Manchester, M9 6HQ
80 Victoria Avenue East, Manchester, M9 6HB
78 Victoria Avenue East, Manchester, M9 6HB
76 Victoria Avenue East, Manchester, M9 6HB
9 Daneswood Avenue, Manchester, M9 6HQ
7 Daneswood Avenue, Manchester, M9 6HQ
3 Daneswood Avenue, Manchester, M9 6HQ
1 Daneswood Avenue, Manchester, M9 6HQ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA