MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142497/FH/2025
Date registered valid:	15 April 2025
Proposal:	Erection of single storey rear extension to form additional living accommodation
Address:	21 Thelwall Avenue, Manchester, M14 7EP
Ward(s):	Fallowfield Ward
Applicant:	Mr. Parvez Akhtar
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**11/06/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11/06/2025

Standard consultations:
Printed: 8 May 2025 Expired: 30 May 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
The application relates to a two-storey end of terrace class C3 dwelling house on Thelwall Avenue. The house is finished in brick and features hardstanding for parking to the front, access to the rear at the side and a garden and detached outbuilding to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is residential in terms of its character in the Fallowfield Ward.

Description of development
The applicant is seeking permission for a single storey rear extension.

Consultations & Notification Responses
Flood Risk Management – No objection, advise consult UU given proximity to sewer and brook.

United Utilities – No comment received.

Neighbours, as per appendix 1 – No comments or objections received.

Relevant Planning History
125087/PDE/2019 - A single storey 5m rear extension with a pitched roof was approved in 2019 as a Larger Homes Extension (PDE).

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application over and above the approved large homes fallback position. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension would project back from the house by 5m and span the width of the house at 7.8m. It would have a flat roof with a maximum height of 2.975mm, the proposed roof lantern structure ridge would site 715mm above the flat roof. A gap of 1675mm would remain to the neighbouring property and 150mm to the adjoining property.

Although large, the development makes use of a low-level roof and is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy. The principal of the 5m projection capable of implementation under the previous approved larger homes approval.

Residential Amenity

While the proposed extension is relatively substantial in scale and extends close to the boundary, some degree of overshadowing to neighbouring properties is anticipated, as is common with developments of this nature. However, the rows of terraces on this side of Thelwall Avenue benefit from directly south-facing gardens and back onto the Fallowfield Loop/Platt Brook, meaning there is no built form to the rear. This open aspect significantly reduces the potential impact of overshadowing and helps maintain a sense of openness and access to daylight. Furthermore, the orientation and separation from any rear-facing structures ensure that the extension will not result in an unacceptable loss of light or outlook for neighbouring residents.

The proposed extension includes glazed doors on the side elevation (as did the larger homes extension), set in from the boundary by approximately 1675mm, as well as a window and additional glazed doors on the rear elevation. The setback from the boundary, combined with

existing boundary treatments, provides a reasonable degree of screening and separation. As such, the proposal is not considered to result in any unacceptable loss of privacy or amenity for neighbouring occupiers.

In addition, it should be noted that the proposed addition features a significantly lower roof height compared to the previously approved PDE extension. As a result, the new design would have a reduced visual and physical impact in terms of overshadowing, offering a more modest and less intrusive presence than the approved, yet unconstructed, extension.

Visual Amenity
The addition would make use of brickwork and uPVC windows to match the existing house, with a flat roof and large roof lantern. Glazed doors are proposed on the side and rear elevation with a window proposed also on the rear elevation.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the other residential extensions in this locale. Set at the rear of the property, the proposal would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Conclusion
Given the above considerations, it is concluded that the proposed rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and its impact on existing levels of visual and residential amenity, as well as waste storage and parking. The proposal broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy, and Chapter 12 of the National Planning Policy Framework (NPPF). Furthermore, it is noted that a Prior Approval extension of a similar scale was granted in 2019 but not implemented. This establishes a precedent for development of this nature on the site and reinforces the acceptability of the current 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
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 application 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. **3-year time limit:**

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. **Specified plans:**

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Location Plan – 21 March 2025
b. Drawing – Proposed Elevations – 10 June 2025 – Drawing number: NA-B02 REV B
c. Drawing – Floor Plans – 10 June 2025 - Drawing number: NA-B01 REV B

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. **Specified materials:**

The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved plans and drawings 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. **Additional glazing restriction:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

20 Thelwall Avenue, Manchester, M14 7FW
16 Tarporley Avenue, Manchester, M14 7EQ
23 Thelwall Avenue, Manchester, M14 7EP
24 Thelwall Avenue, Manchester, M14 7FW
22 Thelwall Avenue, Manchester, M14 7FW
18 Thelwall Avenue, Manchester, M14 7FW
18 Tarporley Avenue, Manchester, M14 7EQ
14 Tarporley Avenue, Manchester, M14 7EQ
25 Thelwall Avenue, Manchester, M14 7EP
19 Thelwall Avenue, Manchester, M14 7EP

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) -
Area Team Boundary - Name: SOUTH AREA