MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142937/FH/2025 |
| **Date registered valid:** | 9 June 2025 |
| **Proposal:** | Erection of a single storey side and part-single/ part-two storey rear extension together with the relocation of side gate to provide additional living accommodation |
| **Address:** | 2 Higson Avenue, Manchester, M21 9FW |
| **Ward(s):** | Chorlton Ward |
| **Applicant:** | Mr Patrick Clancy |
| **Agent (if any):** | Mr Oliver Kearney |
| **Case officer:** | Holly Wright<br>Tel: 0161 219 6381<br>Email: holly.wright@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **1 September 2025** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 1 July 2025

**Standard consultations:** Printed: 18 June 2025 Expired: 9 July 2025

**Neighbour notifications:** Printed: 18 June 2025 Expired: 9 July 2025
Printed: 15 August 2025 Expired: 30 August 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:** Not applicable – Chorlton Green Conservation Area boundary lies approximately 33 metres to the north-west of the application site.

**Tree Preservation Order:** Not applicable

The application relates to two-storey end-terraced C3 dwellinghouse of red and cream/mottled brick with a grey slate dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front, a modest front garden bordered by a mid-level redbrick wall and mature hedging, a single storey rear outrigger, a raised timber decking area, and a detached outbuilding situated within the rear garden featuring mature trees and soft landscaping. No off-street parking provisions are associated with the property.














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## Description of area

Higson Avenue is a residential street situated within the Chorlton ward of Manchester, close to Beech Road Park, Barlow Moor Road (A5145), and Chorlton Green. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

## Description of development

The applicant is seeking permission for the erection of a single storey side and part-single / part-two storey rear extension together with the relocation of side gate to provide additional living accommodation. The proposals originally submitted were amended and a further notification period undertaken.

## Planning history

No previous history.

## Consultations & Notification Responses

One letter of objection was received from one local resident in response to the application; the concerns are summarised as follows:

- Strong opposition to the two-storey rear extension.
- Not appropriate to terraced properties.
- No properties along Higson Avenue or the adjacent streets feature a two-storey extension of this type.
- It would detract from the appearance of the terraces and would not be in-keeping with the surrounding area.
- Detrimental impacts upon light, atmosphere, and aesthetic ambience.
- May set a precedent for others to erect similar extensions.

Following the second neighbour notification period, one representation was received from one local resident in response to the application; the comments are summarised as follows:

- Impact upon adjoining property depends on the external dimensions of the proposed rear extension – these should be explicitly confirmed prior to planning permission being granted.
- Some internal dimensions are given on the floor plan, but the external dimensions are not clear.
- The impact upon the adjoining property would depend on the height of the extension, its rearward projection, and the chamfered edge of the extension at first-floor level.

**Chorlton Civic Society** objected to the proposal on the basis that the scale and design of the extension, in a prominent location to the end of the terrace and at the street junction, together with the erosion of the green setting formed by the side garden, would introduce a visually intrusive and incongruous feature, harmful to the local character of the area.

**Neighbourhood Team Leader (Arboriculture)** made no objection to the proposal.

## Policies

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

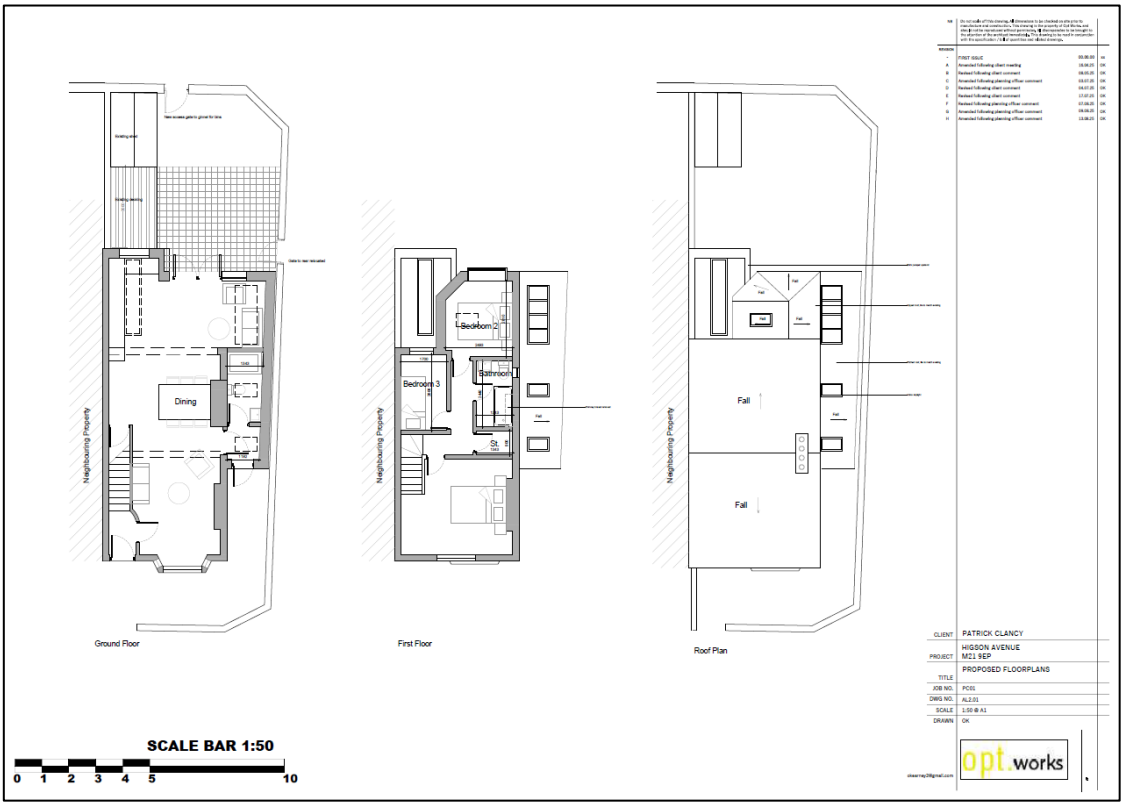
**The Manchester Core Strategy –** Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

**The National Planning Policy Framework (NPPF, 2024)**
- Chapter 12 – Achieving Well-Designed Places

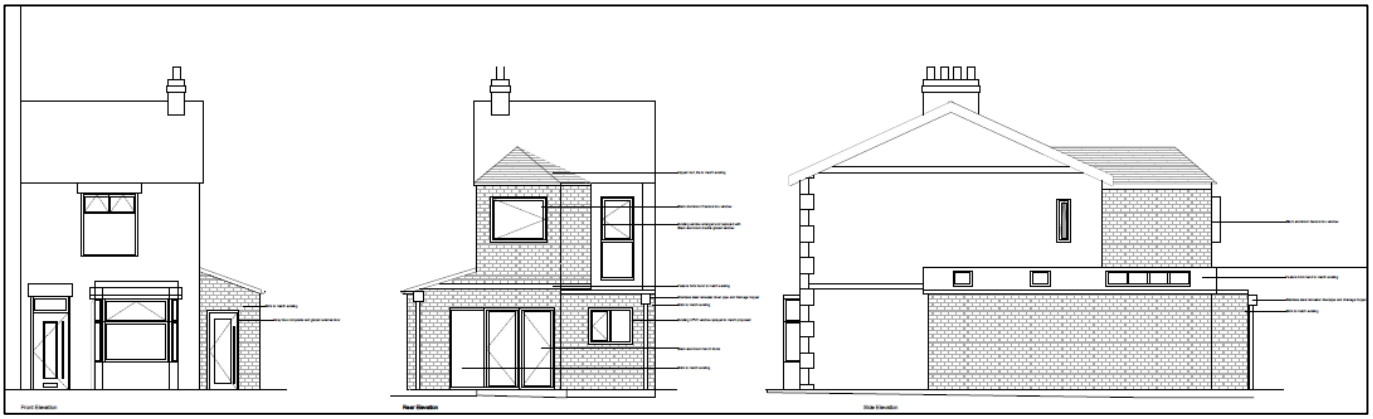
**Places for Everyone -** is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1: Sustainable Places



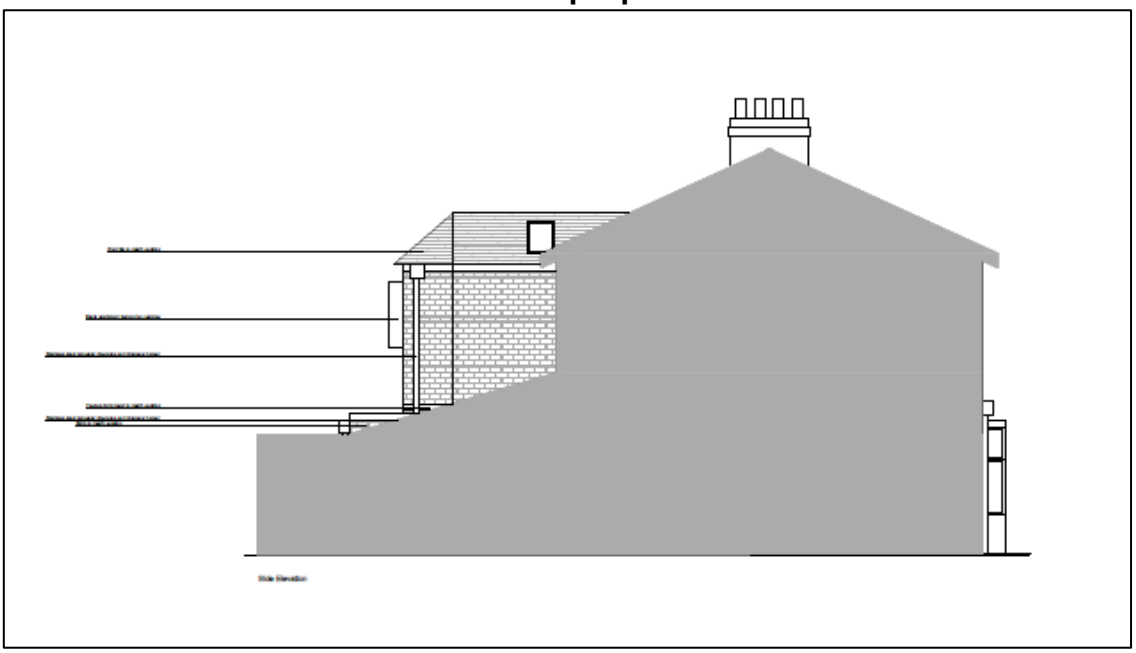

**Submitted existing and proposed site plan depicting boundary treatment alterations**




**Submitted amended proposed plans**



**Submitted amended proposed elevations**



**Submitted amended proposed side elevation as viewed from the adjoining property**

## Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

**Principle –** the principle of erecting a single storey side and part-single/part-two 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.

**Siting, scale, and massing –** the part-single / part-two storey extension would be sited at the side and rear of the property, projecting north and west from the host dwellinghouse, replacing the existing rear outrigger.

At ground floor level, it would project 3.679m rearwards from the host dwellinghouse, with a length/depth of 7.305m along its northern edge (setback 3.431m from the front of the property), a sideward projection of 1.529m, a width of 6.423m, a pitched roof height of 3.144m and an eaves height of 2.475m to the side and a flat roof height of 2.591m to the rear. It would be sited along the plot's shared boundaries.

At first-floor level, it would project rearwards only, with a length of 2.793m, a width of 3.088m adjacent to the host dwellinghouse, a width of 2.17m at the rearmost point (featuring a chamfered edge to the south), a hipped roof height of 6.479m (set 2.826m below the existing ridge) and an eaves height of 5.464m. A gap of 1.537m would be maintained to the boundary shared with the adjoining property (No.4 Higson Avenue), measured from the point nearest to the host dwellinghouse, whilst a gap of 2.455m would be maintained at its rearmost point.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (with a reduced ridge height, matching eaves and a scaled back first floor element from the original submission), would avoid resulting in an 'excessively large or bulky' addition to the property on account of its clear visual subservience, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area as well as respecting the established building lines of the area, most notably those extant along Copgrove Road. Sufficient private outdoor amenity space would also be retained to the rear, as indicated on the proposed ground floor and site plan, despite the property's existing outbuilding being retained.

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.

**Appearance and visual amenity –** the submitted drawings indicate that the extension would be built of brickwork and roof tiles to match the existing dwellinghouse with black aluminium-framed windows and doors, and a flat roof to its southern edge at ground floor level.

At ground floor level, it would feature 1no. outward-opening door to the front, a blank northern side elevation, 2no. windows and a set of outward-opening doors to the rear, and a blank southern side elevation. Its north-facing pitched roof slope would feature 6no. skylights, whilst its southern flat roof element would feature 1no. skylight. At first-floor level, it would feature 1no. projecting box window to the rear, whilst its side elevations would be blank. Its south-facing roof slope would feature 1no. skylight.

It is acknowledged that concerns were raised in relation to the design and appearance of the extension with the proposal itself indicated as being visually incongruous with the surrounding terraces, with no other properties along Higson Avenue featuring a two-storey extension of this type. However, the proposal is considered to be 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 in this locale, with two-storey rear extensions also present at No.51 Neale Road, No.25 Belwood Road, and No.13, No.15, No.27, and No.42 Beaumont Road. A precedent for extensions of this type is therefore evident within the surrounding area of the application site.

Sited at the rear of the property on an end-terraced plot, the proposal would be visible within the street scene (e.g., from viewpoints along Copgrove Road). However, its subservient dimensions, hipped roof form, and use of matching materials, should provide a blended appearance with the host dwellinghouse, 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 extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

**Residential amenity –** it is acknowledged that concerns were raised in relation to the proposal's impact upon the residential amenity of the area, with detrimental impacts upon light, atmosphere, and the aesthetic ambience of neighbouring properties.

However, given that the extension would be sited to the north of the adjoining terrace, featuring subservient dimensions to the host dwellinghouse with adequate gaps maintained to the plot's shared boundaries at first-floor level (due to the inclusion of a chamfered edge along its southern side), it is considered that it would not give rise to significant impacts in terms of overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank southern side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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.

**Waste storage –** the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

**Parking –** the current parking arrangements would be unaffected by the proposal.

**Boundary treatment –** the submitted plans indicate that the existing boundary treatment would largely be retained with the only alteration being the relocation of the side access gate further rearwards.

This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

**Soft landscaping and trees –** it is acknowledged that concerns were raised in relation to proposal's impact upon the green setting and soft landscaping of the area due to the removal of the side garden, trees, and hedging.

However, of the 3no. trees recorded on the existing site plan, 2no. would be unaffected by the proposal, with tree T03 noted as being removed and relocated if viable. The hedgerow bordering the front and side of the application site, labelled H01, is noted as being removed and reinstated if possible. The Council's Arborist made no objection to these works. Moreover, it should be noted that none of the trees located within the application site are protected, nor does the property sit within a conservation area. The trees and hedging could therefore legitimately be removed from the application site without the need to apply for planning permission. On this basis, concerns regarding the removal of soft landscaping features would not warrant the refusal of the current application.

**Other matters –** the proposal also includes the following elevational alterations:

- Installation of a new first-floor window in the northern side elevation of the host dwellinghouse, facing onto Copgrove Road.
- Replacement of the existing first-floor window in the rear elevation of the host dwellinghouse with a larger black aluminium-framed counterpart.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

It is acknowledged that a local resident raised concerns regarding the clarity of the proposal's external dimensions. However, it should be noted that the submitted drawings are to scale, and their measurements have been utilised to inform the determination of this application.

**Conclusion –** given the above issues, it is considered that 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 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

## 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

**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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

**2) Specified plans:**

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

‘PROPOSED ELEVATIONS’, numbered ‘AV2.01’, stamped as received by the City Council as Local Planning Authority on the 18th August 2025.
‘PROPOSED ELEVATIONS. NEIGHBOURING ELEVATION’, numbered ‘AV2.02’, stamped as received by the City Council as Local Planning Authority on the 18th August 2025.
Proposed site plan as shown on the drawing labelled ‘EXISTING & PROPOSED BOUNDARY TREATMENT PLANS’, numbered ‘AL2.02’, stamped as received by the City Council as Local Planning Authority on the 18th August 2025.
‘PROPOSED FLOORPLANS’, numbered ‘AL2.01’, stamped as received by the City Council as Local Planning Authority on the 18th 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) Materials:**

The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the drawings listed under condition no.2 of this approval, including brickwork and roof tiles to match the existing dwellinghouse.

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**

Neighbourhood Team Leader (Arboriculture)
Chorlton Civic Society

7 Copgrove Road, Manchester, M21 9FP
5 Copgrove Road, Manchester, M21 9FP
9 Copgrove Road, Manchester, M21 9FP
3 Copgrove Road, Manchester, M21 9FP
3 Neale Road, Manchester, M21 9DP
1 Neale Road, Manchester, M21 9DP
1 Copgrove Road, Manchester, M21 9FP
6 Higson Avenue, Manchester, M21 9FW
4 Higson Avenue, Manchester, M21 9FW

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA