MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143438/FH/2025
Date registered valid:	14 July 2025
Proposal:	Erection of two storey side and rear extension
Address:	20 Ringwood Avenue, Manchester, M12 5TP
Ward(s):	Levenshulme Ward
Applicant:	Dextor Cole
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**07/10/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of Site Visit: 21/08/2025

Standard consultations:
Printed: 24 July 2025 Expired: 14 August 2025

Neighbour notifications
Printed: 24 July 2025 Expired: 14 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Ringwood Avenue. The property is finished in red brick with grey roof tiles and features a detached garage to the side and a single storey outrigger to the rear. The property features hardstanding to the front of parking.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Ringwood Avenue is a residential cul-de-sac in the Levenshulme Ward. The road consists of semidetached family dwellings. The site directly borders a builder's yard/mixed commercial use warehouse to the south of the site, with Knutsford Vale Park to the east.

Description of development
The applicant is seeking permission for the erection of a two-storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per appendix 1 – No comments or objections received

Amendments to proposal
- Removal of 2no. side windows from the first floor and 1no side windows from the ground floor to protect the residential amenity of neighbouring residents.
- Change of roof ridge form to aid subservience to the main house and prevent too much massing across the roof.

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.

Principal

The submitted application is for the erection two storey side and rear extension to provide 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. 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 wrap around the side and rear of the property. The side element would be set back from the front of the property by 580mm, 1500mm from the existing front porch and would project out the side of the main house by 3060mm. It would span the length of the main house and rear extension at 9200mm.

The rear extension would project back from the main house by 3140mm, set back from the shared boundary with the adjoining property by 2890mm. The eaves of the addition would match that of the main house, whilst the ridge would be 155mm lower than the main roof to aid subservience.

The property benefits from being at the end of a cul-de-sac leaving a larger gap and set back from the neighbouring property than is typical for these houses. Overall, the development makes use of setbacks and lower roof ridges to read as subservient to the host dwellinghouse in terms of its dimensions. The proposal 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.

Residential Amenity

Whilst the extension is two-storey and large, it benefits from generous setbacks from both the adjoining and neighbouring properties. Additionally, the rear of the site adjoins a commercial unit, reducing the potential for residential impact. Both neighbouring properties feature large single-storey outriggers along the shared boundary, which already introduce built form in close proximity. As a result, the proposed extension is not expected to cause significant overshadowing to habitable room windows or the outdoor amenity spaces of neighbouring dwellings.

The proposed extension includes the following fenestration: one window at ground floor and one at first floor on the front elevation; two obscurely glazed windows at first floor and two obscurely glazed and one non-obscure glazed at ground floor on the side elevation; and at the rear, a glazed sliding door, one single door and one windows at ground floor, along with one window at first floor. As all side-facing windows are to be obscurely glazed, except for the kitchen window which is set back from the boundary significantly and the remaining openings are either forward- or rearward-facing, it is not anticipated that the development would result in any unacceptable loss of privacy for neighbouring occupiers. The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed extension would be built of brickwork, uPVC windows and glazed doors, and roof tile to match the existing dwellinghouse. The roof on the side extension would be hipped with the roof ridge dropped down below the main house and the side extension would be set back from the front of the main house to ensure the proposal reads as subservient to the main house.

The design and appearance of the proposed development 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.

Waste Storage
Access is retained at the side for bin storage

Parking
The existing detached garage is to be demolished, but there is still ample hardstanding for off street parking.

Conclusion
Given the above issues, it is considered that the proposed side and rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF

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 – 14 July 2025
b. Drawings – Proposed Elevations, Floor Plan, Roof Plan, Site Plan – 03 October 2025 – ref: 0625-0001 REV P04.

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 of the development hereby permitted shall match those as specified on the application form 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.

5. Obscure glazing:
Before first occupation both first floor windows and two ground floor windows on the southern side elevation shown on drawing 0625-0001- REV P04 shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
22 Ringwood Avenue, Manchester, M12 5TP
Longden Road Industrial Estate, Longden Road, Manchester, M12 5SG
Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 2, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 3, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 9B, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 9A, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 11, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 5, Longden Road Industrial Estate, Longden Road, Manchester, M12 5SJ
Unit 4, Longden Road Industrial Estate, Longden Road, Manchester, M12 5SG
Unit 1, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 16, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5SG
Unit 15, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 14, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 13, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 10, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
Unit 9C, Longden Road Industrial Estate, Hemmons Road, Manchester, M12 5ST
26 Ringwood Avenue, Manchester, M12 5TP
75 Hemmons Road, Manchester, M12 5ST
30 Ringwood Avenue, Manchester, M12 5TP
69 Hemmons Road, Manchester, M12 5ST
67 Hemmons Road, Manchester, M12 5ST
16 Ringwood Avenue, Manchester, M12 5TP
14 Ringwood Avenue, Manchester, M12 5TP
24 Ringwood Avenue, Manchester, M12 5TP
18 Ringwood Avenue, Manchester, M12 5TP
73 Hemmons Road, Manchester, M12 5ST
71 Hemmons Road, Manchester, M12 5ST
28 Ringwood Avenue, Manchester, M12 5TP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA