

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143727/FH/2025

Date registered valid: 8 August 2025

Proposal: Erection of part single/part two storey rear extension to form additional living accommodation following demolition of existing single storey extension and outbuilding

Address: 59 Carlton Avenue, Manchester, M14 7NL

Ward(s): Moss Side Ward

Applicant: Mayfair Land and Property

Agent (if any): David Ormesher Holborow and Ormesher

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30th September 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 September 2025

Standard consultations:

Printed: 22 August 2025 Expired: 13 September 2025

Neighbour notifications

Printed: 22 August 2025 Expired: 13 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

The site comprises an end-terrace property located in the Moss Side ward of Manchester. The rear of the building features a single-storey outrigger, and a detached structure occupies the yard area, resulting in minimal remaining amenity space. To the front, the property directly abuts the back of the footpath, with no front garden or private outdoor space.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of part single/part two storey rear extension to form additional living accommodation following demolition of existing single storey extension and outbuilding.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Flood Risk Management – If approved, attach condition and informative

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management

- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 59 Carlton Avenue

124233/FH/2019 - Recv: 17.07.2019 - Application Approved - 09.09.2019 59 Carlton Avenue, Manchester, M14 7NL, Erection of part single part two storey rear extension to form additional living accommodation following demolition of existing single storey

086965/MO/2008/S1 - Recv: 26.06.2008 - Application Approved - 02.09.2008 2-176 Thornton Road, 2 Dalton Avenue, 223-243 Maine Road And 1-91 Carlton Avenue, Moss Side, Manchester, M14 7NR RESERVED MATTERS Revised boundary treatment to rear yards and passageway including new boundary walls and associated landscaping

Residential Amenity

The applicant is seeking planning permission for the erection of part single storey, part two storey rear extension. The additional floor space would provide additional living space for the occupants of the property.

Ground Floor

Following the demolition of the existing outbuilding and rear outrigger, the proposed extension would project approximately 3.5m from the original rear wall of the property. The extension would span the full width between the side wall of the host property and the adjoining property at No. 61 Carlton Avenue. The roof design incorporates a sloping form with the addition of two roof lights. A window and door are proposed to face the yard area, while no openings are included along the side elevations. To safeguard the privacy of neighbouring residents and prevent overlooking, a condition has been attached to restrict the insertion of any additional windows along the side elevations.

First Floor

The proposed first-floor extension would span the full width of the host dwelling, projecting approximately 2.0m from the rear wall up to the shared boundary with the adjoining property at No. 61 Carlton Avenue. Two windows are proposed on the rear elevation, which are considered acceptable due to the retained separation distance of at least 27 metres between opposing first-floor windows. The extension features a hipped roof design, which helps to reduce massing along the shared boundary and minimises visual impact on neighbouring properties.

Although the extension reaches the shared boundary at first floor level, its limited projection and the orientation of the host dwelling ensure that there would be no significant overshadowing or loss of light to adjacent or surrounding properties. Furthermore, the modest scale and massing of the extension, along with the positioning of habitable room windows, are considered to have minimal impact on residential amenity.

While the extension is located to the rear, it would be partially visible from the public realm when approaching along Kippax Street. However, it would not detract from the character of the area, which is defined by a mix of altered and extended properties. Rear extensions of varying styles are common in the locality, and as such, the proposed design is considered visually acceptable with negligible impact on the street scene.

Overall, the proposed development would enhance the functionality of the rear of the property by creating a more usable and defined amenity space. The removal of the existing outbuilding and outrigger allows for a more efficient layout, improving the quality of outdoor space available to both current and future occupiers. This is considered to be a positive and acceptable change that contributes to the overall usability and residential amenity of the site.

On balance, the extension is considered can be acceptably accommodated at the application property and is not expected to result in any significant harm to residential amenity. The proposal would comply with Core Strategy Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Siting, scale and massing

The height of the proposed extension has been set down considerably from the existing ridge height of the host dwelling. The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy

Design

The design of the proposed development is considered to be in keeping with the character of the existing property and the surrounding built environment. The use of matching materials, brick and tile, will ensure visual continuity, and a condition has been attached to secure this. The overall design reflects what is typically expected for a development of this nature and is not considered to result in any adverse impact on residential amenity or the character of the area.

On balance, the design and appearance of the proposal are considered acceptable and in accordance with Core Strategy Policies DM1 and EN1. The development is compatible with its context and contributes positively to the visual quality of the area.

Bins

As part of the proposal, sufficient space would be retained at the rear of the property to accommodate bin storage. This arrangement is considered acceptable and would support the practical functioning of the site without impacting residential amenity.

Flood Risk

Due to the location within flood zone 2, the FRM team requested that a condition be attached together with an informative. The applicant/agent was notified of this request and accepted the attachment of a condition should the application be approved.

Car parking

Parking is unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

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.

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:

Received on 8th August 2025 numbered 02 Proposed Plans and Elevations

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. For the avoidance of doubt, the arrangement and finishes of all bricks to external elevations of the extension shall match the corresponding facing brick of the elevation of the original dwelling at ground and first floor.

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 policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Assessment of sources of flood risk.
- 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).
- 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.

Reason: To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

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 the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework

Informatives

1) MCC records highlight that the underground Dog Kennel is located within close proximity to the site (approximately 60m to the north of the site), 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> .

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

51 Bilsborrow Road, Manchester, M14 7TH
53 Bilsborrow Road, Manchester, M14 7TH
57 Carlton Avenue, Manchester, M14 7WL
62 Carlton Avenue, Manchester, M14 7NL
61 Carlton Avenue, Manchester, M14 7NL
60 Carlton Avenue, Manchester, M14 7NL
63 Carlton Avenue, Manchester, M14 7NL
49 Bilsborrow Road, Manchester, M14 7TH
47 Bilsborrow Road, Manchester, M14 7TH
45 Bilsborrow Road, Manchester, M14 7TH
43 Bilsborrow Road, Manchester, M14 7TH
58 Carlton Avenue, Manchester, M14 7WL
56 Carlton Avenue, Manchester, M14 7WL
55 Carlton Avenue, Manchester, M14 7WL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA