MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143071/FH/2025
Date registered valid:	30 May 2025
Proposal:	Erection of single storey side extension and part single part two storey rear extension, and erection of front porch
Address:	31 Ashover Avenue, Manchester, M12 5FW
Ward(s):	Ardwick Ward
Applicant:	Mr M Raza
Agent (if any):	Mr D King, NK Architectural
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12 August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2025

Standard consultations:
Printed: 4 June 2025 Expired: 25 June 2025

Neighbour notifications
Printed: 24 June 2025 Expired: 8 July 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: No

Tree Preservation Order: No

The application site relates to 31 Ashover Avenue within the ward of Ardwick in north Manchester. The application site relates to a semi-detached, two storey, multi-red brick dwellinghouse characterised with a gable roof. The property is a new build property (see planning ref: 114678/MO/2016). Amenity space for the property is characterised by flagged hard landscaping to the front, a driveway to the side of the property and a private rear garden with a storage shed.

Description of area

The surrounding context is residential in nature, with the community facilities of Armitage CE Primary School, West Gorton Community Park and the West Gorton Medical Centre in close proximity to the applicant site.

Description of development

The submitted application seeks planning permission for the erection of single storey side extension and part single part two storey rear extension, and erection of front porch.

The single storey side extension would be set back from the primary elevation of the host property by 2 metres and have approximate dimensions of Height: 2.4 x Length: 7 x Width: 3 metres. The side extension would have a flat roof.

The part single storey rear extension would wrap into the proposed side extension and have approximate dimensions of Height: 2.7 x Length: 4 x Width: 8.4 metres. The part two storey rear extension would be set in from the common boundary with the adjoining neighbour by 2 metres and have a reduced projection with dimensions of Height: 6 x Length: 3 x Width: 3.6 metres. The part single storey extension would have a flat roof but the first floor would be hipped.

A front porch would be erected to the front of the property measuring 2 square metres and dimensions of Height: 3 x Length: 1.5 x Width: 2.5 metres.

The proposal would involve the insertion of a door and connecting windows and a further window within the front elevation, a roof light, and two windows and a set of sliding doors within the rear elevation.

Materials to be used throughout the proposal would involve:
-Proposed Red Facing Brick to Match Existing
-Proposed Tiles to Match Existing Roof Covering
-Proposed Dark Grey windows to match existing PVCu
-Bi-Fold Aluminium Anthracite External Door
-Flat roof membrane EPDM / GRP

Negotiations during the course of the Application

The initial scheme proposed a two storey side extension. The proposed two storey side extension to be erected at the property would be sited extremely close to the shared boundary with no.33 Ashover Avenue and so would result in an additional two storey form of development with a height of 7.3 metres close to the shared boundary. Due to the easterly orientation of the neighbouring property, the proposed built form would result in an overly large and bulky feature which would be experienced by the neighbour when utilising their front amenity space and from the outlook currently offered from the windows within the primary elevation of the neighbouring property. This would also reduce the sense of spaciousness currently experienced between the two properties and so would create an overly dominant feature to the detriment of the non-adjoining neighbour.

As such, the scheme was amended to remove such first floor side extension.

Further information was provided in relation to the materials and bin storage as a result of the proposal.

Spelling mistakes relating to the applicant’s surname were rectified during the course of the application.

A front porch was shown on the plans but was not included within the description of development. As the works are to be undertaken at the same time as the extension, the front porch can not be considered permitted development. The front porch was added into the description of development accordingly.

Planning History

No planning history can be found for 31 Ashover Avenue. However, the property is a new build property and its host permission relates to:
114678/MO/2016- Land At Wigley Street, Matthews Street, Trowtree Avenue, Reabrook Avenue, St Benedicts Avenue, Clowes Street & Pollitt Close- Application for approval of reserved matters, for the appearance, landscaping, layout and scale, for outline planning approval 112442/JO/2016/N2 for the erection of 81 dwellings.
Approved 09.03.2017.

Consultations & Notification Responses

Local Residents

No responses were received.

High Speed Two (HS2) Limited

No comments were received during the course of the application.

Environmental Health

Although not directly consulted, Environmental Health made contact during the course of the application and requested the following conditions be attached to any approval granted:
Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

CLAND* (Watching brief condition)
In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

**Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.*

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side extension and part single part two storey rear extension, and erection of front porch. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme is considered to overcome concerns raised to the developer during the course of the application. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to no.29 Ashover Avenue:
No.29 Ashover Avenue is the adjoining neighbour and benefits from an existing single storey rear extension with a projection of approximately 2.5 metres. The proposed rear extension would have a projection of 4 metres and so exceed the neighbour's extension by 1.5 metres. Given the 8 metre gap to the rear boundary of the site, given the extension would have a flat roof and be single storey, given the neighbouring existing development and high boundary separating the two properties, any overbearing feature would not be considered so severe. Due to the orientation of the properties in the streetscene, any impacts in terms of loss of light are not considered to be severe. No adverse privacy implications would occur for this neighbour.

The first floor extension would be set 2 metres off the shared boundary and have a reduced projection of 3 metres, with a hipped roof. Given the set away from the common boundary and the reduced projection, it ensures the extension would not create a tunnelling impact to the neighbour's first floor rear windows closest to the development. Given the set in and given the neighbour sits due south, any loss of light is not considered severe. Any privacy implications would not be considered severe given the set away from the neighbour.

The front porch would extend 1.5 metres beyond the primary building line and result in a blank elevation against the neighbour's entrance. Given the small extent of development and given no windows would be inserted in the direction of the neighbouring property, no adverse amenity implications would occur for no.29.

Potential impact to no.33 Ashover Avenue:
No.33 Ashover Avenue sits further back than the built form of the applicant site and faces in an easterly direction facing the gable of the applicant site. For this reason, the first floor side extension has been omitted from the scheme.

The ground floor side extension would be set back 2 metres from the primary building line of the host property and would be sited against the common boundary with no.33. Given permitted development rights have not been removed for this plot and given the built form is reduced to single storey, any implication to the neighbour in terms of creating an overbearing feature, on balance of the fallback position is considered acceptable in this instance. Given the reduction to

single storey, any loss of light is not considered severe. No adverse privacy implications would occur.

The proposed first floor rear extension would be sited to the rear of the property and so would be sited approximately 3.7 metres from the common boundary with no.33. The development would be sited close to the neighbour's amenity space to the side of the property which does not relate to the neighbour's main private amenity space. Given this, any impacts in terms of overbearing, loss of light or adverse privacy implications are not considered severe.

Given the distance from the proposed front porch to the neighbour's boundary and the small extent of development, no adverse amenity implications would occur from this piece of development.

Potential impact to properties to the rear:
It is acknowledged the built form would come closer to the rear boundary of the site than as existing. The impact would be primarily felt at first floor level with a projection of 3 metres. An 18 metre gap would be retained between the proposed window and the closest neighbour at an obscure angle, given the oblique angles of the closest neighbour, any impact in terms of privacy is not considered to be severe.

Potential impact to streetscene:
The proposed side extension and front porch are not considered to give rise to any adverse privacy, overbearing or loss of light implications within the streetscene.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design and Appearance

Erection of single storey side extension:
As stated, whilst permitted development rights have been removed for some properties within the development site (condition 33 PD removal plots 65-72 linked to 114678/MO/2016), these have not been removed for the applicant site (plot 40). Given the fallback position, the erection of a single storey side extension would be considered acceptable.

The side extension would have a flat roof. Whilst flat roofs are not common within the streetscene, given the property does not sit within a Conservation Area nor is listed and given the fallback position of permitted development where flat roofs are not prohibited, harm to the streetscene is not considered to be so severe to warrant a refusal on the scheme.

Part single part two storey rear extension:
The ground floor rear extension would have a projection of 4 metres. It is noted that under Policy DC1.3 of the UDP states rearward projections should not exceed 3.65 metres. It is noted the projected ground floor extension extends this length. However, given the existing development at the neighbouring site and given amenity implications are considered acceptable, in this instance, the additional projection can be considered acceptable. The projection has been reduced to 3 metres at first floor level with a 2 metre set away from the adjoining neighbour. Given the consideration given the surrounding development, the proposed first floor is not considered to be overly large or bulky, pursuant to Policy DC1 of the UDP.

Front porch:

The front porch creates a small addition to the front of the property and would replace the existing canopy at the property. Such development would adhere to the stipulations within permitted development rights however as they are to be undertaken at the same time as the other extension works, this piece of development was included within the description and neighbours re-notified accordingly. It is noted there are a range of entrance styles within the new build development and so such front porch, given the permitted development fallback, is considered acceptable.

Materials to be used throughout the proposal would involve:
-Proposed Red Facing Brick to Match Existing
-Proposed Tiles to Match Existing Roof Covering
-Proposed Dark Grey windows to match existing PVCu
-Bi-Fold Aluminium Anthracite External Door
-Flat roof membrane EPDM / GRP
The materials proposed are considered acceptable and would largely match the host property. The materials listed would be conditioned within the decision notice of any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

The side extension has been designed to ensure a car could be parked off street as a result of the proposal. This is considered acceptable to ensure no build up of on street parking.

Bin Storage

Details of an enclosed timber bin store were provided during the course of the application to be sited within the front amenity space and such details would be conditioned accordingly within any approval granted.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised plan has been supplied which is considered to overcome issues raised during the course of the application. Appropriate conditions have been attached to the approval granted.

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:
-Location Plan, stamped as received by the City Council as Local Planning Authority on 30 May 2025.
-Application Form, stamped as received by the City Council as Local Planning Authority on 17 July 2025.
-Drawing- Proposed- GF and 1st FFL Plan, numbered A100 REV D, stamped as received by the City Council as Local Planning Authority on 13 August 2025.
-Drawing- Proposed- Elevations, numbered A103 REV D, stamped as received by the City Council as Local Planning Authority on 13 August 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and

policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in ‘Drawing- Proposed- Elevations, numbered A103 REV D’, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The development hereby approved shall be carried out in accordance with ‘Drawing- Proposed- GF and 1st FFL Plan, numbered A100 REV D’, stamped as received by the City Council as Local Planning Authority on 13 August 2025 and ‘Drawing- Proposed- Elevations, numbered A103 REV D’, stamped as received by the City Council as Local Planning Authority on 13 August 2025, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

29 Ashover Avenue, Manchester, M12 5FW
33 St Benedicts Avenue, Manchester, M12 5LG
31 St Benedicts Avenue, Manchester, M12 5LG
30 Ashover Avenue, Manchester, M12 5FW
28 Ashover Avenue, Manchester, M12 5FW
33 Ashover Avenue, Manchester, M12 5FW
27 Ashover Avenue, Manchester, M12 5FW
25 Ashover Avenue, Manchester, M12 5FW
15 Ashover Avenue, Manchester, M12 5FW
19 Ashover Avenue, Manchester, M12 5FW
17 Ashover Avenue, Manchester, M12 5FW

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: NORTH AREA