

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142831/FH/2025
Date registered valid: 29 April 2025
Proposal: Erection of single storey side extension
Address: 19 Berkley Avenue, Manchester, M19 2ED
Ward(s): Levenshulme Ward

Applicant: Mr Craig Delaney
Agent (if any): Mrs Stephanie Procter, MAST Architecture
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: 20 June 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 May 2025 Expired: 6 June 2025

Site notice

Site notice produced and published on 27/05/2025

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: Rushford Park Conservation Area 1986

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile roof. The property features white uPVC windows, a small front garden bordered by a mid-level redbrick wall and a small amount of hedging, a single storey rear extension, two detached outbuildings at the rear of the garden, with a private walkway leading off to Berkley Avenue.

Location Plan



Description of area

Berkley Avenue is a residential street situated within the Levenshulme ward of Manchester. A community garden runs along the alleyway of the property, contributing to the residential character of the area. The street consists of semi-detached and terraced dwellinghouses of a distinct Victorian design.

Description of development

The applicant is seeking permission for the erection of a single storey side extension.

Consultations & Notification Responses

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

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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
- Policy DC18: Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012- 2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012: it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1 – Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste
Policy EN3- Heritage

The National Planning Policy Framework (NPPF, 2024) – The government’s own planning policies for England and how they are applied.

- Chapter 8- Promoting healthy and safe communities
- Chapter 12 – Achieving Well-Designed Places

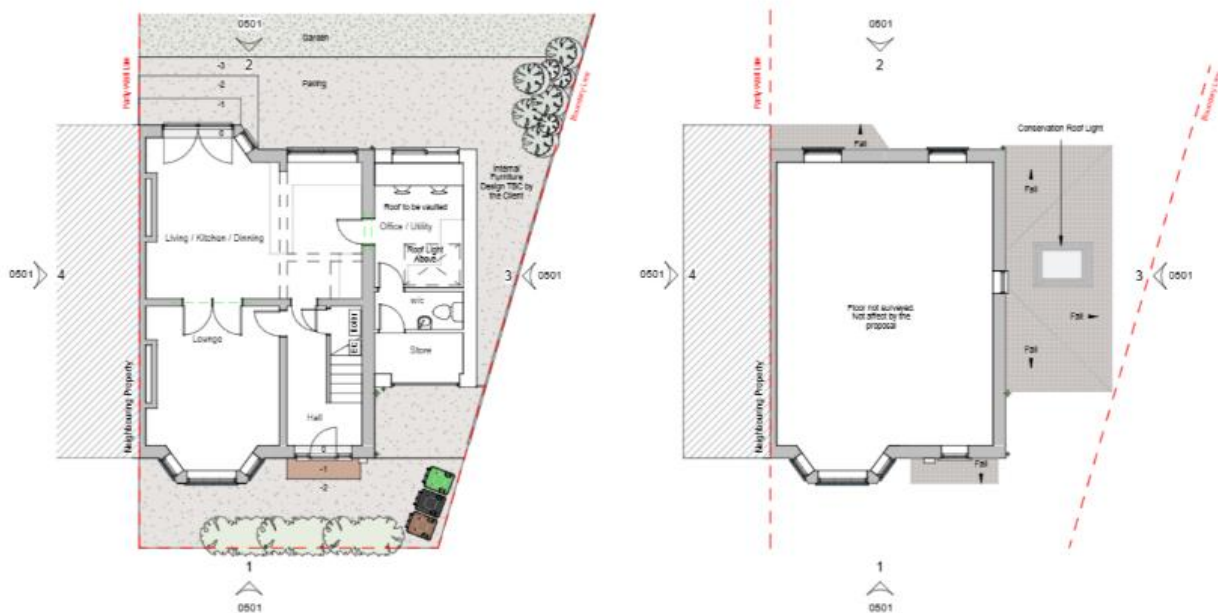
Places for Everyone- is a long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth it has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2 Heritage

Submitted plans Proposed elevation plan



Proposed Floor Plan



Issues

Planning History

077473/FH/2005/N2 - Two storey side extension and single storey rear extension – Approved (22.12.2005.)

136303/TCA/2023 - Proposed felling of 3 Conifers in the front and rear garden – No Objection (12.04.2023.)

138707/TPO/2023 - Works to trees, proposed felling of Ash tree in rear garden – No Objection (29.12.2023.)

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that new development enhances or creates character, meets local needs, and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the Unitary Development Plan for the city of Manchester relates specifically to residential extensions and sets out several criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are constant 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 extension 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. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. 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 single storey extension would be situated at the north side of the property, facing east. It would project approx. 2.7m sideways from the host dwellinghouse, with a length of approx. 6.2m. The roof height is approx. 3.7m sloping down to approx. 2.8m at the eaves. The smallest amount of gap maintained to the northern boundary is approx. 206mm and the widest gap is approx. 2m.

The overall siting, scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, which would avoid resulting in an excessively large or bulky addition to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

As the proposal falls within a Conservation Area, the council will give particularly careful consideration to development proposals within Conservation Areas in line with Policy DC18. The council will seek to preserve and enhance the character of its designated Conservation Areas by carefully considering issues such as, the relationship of new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings. The reason for this is to protect and enhance areas of special character representing the rise and development of the world's first industrial city. The protection of these areas helps stimulate local pride and encourages both tourism and further investment. Policy

DC18 creates an obligation for the council to give particular attention to the quality of developments within Conservation Areas. The proposal therefore accords with policies DM1, DC18 and SP1 of the Manchester Core Strategy.

Appearance and Visual amenity

The submitted application form indicates that the extension would be built of red brickwork to match the existing dwellinghouse with dark grey roof tiles and white UPVC windows. The submitted plans indicate that the extension would feature 1no. Sky light and 1no window facing the rear of the garden. The proposal is 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. Sited at the side of the property, elements of the proposal would be visible within the street scene. However, the matching brickwork should provide a blended appearance with the host dwellinghouse. The overall character of this 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.

Impact upon the Rushford Park Conservation Area 1986-

Rushford Park Conservation Area (1986) has a strong history dating back to the late Georgian period where 'Rushford House' was originally built. The character of the area today is still very much residential where there are many family residences in either, detached, terraced and semi-detached houses. Rushford Park has a semi-rural character to the area due to the generous tree planting.

The proposal would be sited at the side of the property and would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of Rushford Park Conservation Area. It is noted that the side extension would not be readily visible from the public due to the fencing along the highway.

When assessing the impacts on the Conservation Area the following criteria is applied:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional 75.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

The extension would provide benefits in the form of improved and enlarged living accommodation for the property's occupiers, which in this instance is considered to outweigh any potential less than substantial harm caused to the Rushford Park Conservation Area.

The proposal is therefore considered to accord with paragraph 213, 214 and 215 of the National Planning Policy Framework, which stipulates "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use" as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

Residential amenity: Light, Overbearing, Privacy & Relationship to neighbours.

The proposed side extension would not cause any additional shadowing on the rear or neighbouring property. Sited at the end of the row, the side pathway will be the only area to be slightly impacted in loss of sunlight in the morning. There would be no overbearing impact upon neighbouring gardens as the extension from limited vantage points in neighbour's private garden spaces. Therefore, it is considered that it would not cause issues associated with overshadowing and loss of light.

Moreover, none of the proposed windows would give rise to issues of overlooking or loss of privacy given that the extension would be sited away from the surrounding residential properties. 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 development hereby approved shall be carried out in accordance with 'Drawing- Existing & Proposed- Plans and Elevations, 0140_MASTA-DR-A-0301 Rev A', stamped as received by the City Council as Local Planning Authority on 10th June 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.

Parking

The current parking arrangements would be unaffected by the proposal as there will be no creation of new parking spaces for the property.

Accessibility

The proposal does not affect the entrance or threshold of the building.

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 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1 SP1 and EN3 of the Manchester Core Strategy and Chapters 12 and 16 of the National Planning Policy Framework and policies JP-P1 and JP-P2 of the Places for everyone joint development plan document.

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 and the applicant 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)** The development must have begun no 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 Planning Act of 1990.

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

'Proposed Plans/ Elevations' stamped as received by the City Council as Local Planning authority on the 29.04.2025.

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form, email correspondence and approved plans, including:

- Red Brickwork to match existing dwellinghouse
- Grey roof tiles to match existing
- White timber and UPVC windows to match existing
- Timber/ metal garage door materials

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.

(4) The development hereby approved shall be carried out in accordance with 'Drawing- Existing & Proposed- Plans and Elevations, numbered '0140_MASTA-DR-A-0301 Rev A', stamped as received by the City Council as Local Planning Authority on 10th of June 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-streetcar 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.

Appendix 1 – List of consultees & neighbours notified

Flat 6, 60 Central Avenue, Manchester, M19 2FF
Flat 5, 60 Central Avenue, Manchester, M19 2FF
Flat 4, 60 Central Avenue, Manchester, M19 2FF
Flat 3, 60 Central Avenue, Manchester, M19 2FF
Flat 2, 60 Central Avenue, Manchester, M19 2FF
Flat 1, 60 Central Avenue, Manchester, M19 2FF
Flat 6, 58 Central Avenue, Manchester, M19 2FF
Flat 5, 58 Central Avenue, Manchester, M19 2FF
Flat 4, 58 Central Avenue, Manchester, M19 2FF
Flat 3, 58 Central Avenue, Manchester, M19 2FF
Flat 2, 58 Central Avenue, Manchester, M19 2FF
Flat 1, 58 Central Avenue, Manchester, M19 2FF
20 Central Avenue, Manchester, M19 2EN
24 Central Avenue, Manchester, M19 2EN
22 Central Avenue, Manchester, M19 2EN
20 Berkley Avenue, Manchester, M19 2ED
18 Berkley Avenue, Manchester, M19 2ED
17 Berkley Avenue, Manchester, M19 2ED
16 Berkley Avenue, Manchester, M19 2ED

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Rushford Park Conservation Area 1986
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA