

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142813/FH/2025

Date registered valid: 28 April 2025

Proposal: Erection of single-storey side extension and single-storey rear extension, conversion of garage to living accommodation, elevational alterations to front, installation of 2no. Juliet balconies to front, and a front dormer and rear dormer roof extension to provide additional living accommodation

Address: 16B Darley Avenue, Manchester, M20 2XF

Ward(s): Didsbury West Ward

Applicant: Mr Mark Tucker

Agent (if any): Mr Kieran Hibbs, kieranhibbsarchitecture

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 May 2025

Standard consultations: Printed: 9 May 2025 Expired: 31 May 2025

Neighbour notifications: Printed: 9 May 2025 Expired: 31 May 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

Tree Preservation Order: Not applicable

The application relates to a two-storey detached post-war dwellinghouse of brown brick and white smooth render with a brown concrete tile dual pitch roof. The property features brown uPVC windows, a spacious front garden and tarmacadam driveway bordered by a mid-level redbrick wall and mature hedging, a single storey front and side outrigger including a porch canopy and integrated garage, a single storey extension to the side, a single storey rear outrigger, and a rear garden bordered by high-level redbrick walls.







Description of area

Darley Avenue is a residential street situated within the Didsbury West ward of Manchester, close to the river Mersey, Princess Road (A5103), and Merseybank Playing Fields. The area is predominantly residential in terms of its character, consisting of detached 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 extension, a single storey rear extension, conversion of the existing garage to living accommodation, elevational alterations to the front, installation of 2no. Juliet balconies to the front, and a front dormer and rear dormer roof extension to provide additional living accommodation.

The proposal represents a resubmission of the previously approved scheme 133029/FH/2022. No alterations to this previous approval are proposed.

Planning history

021303 - Kitchen extension at rear, additional car port at side and new porch and canopy on front elevation – Approved (30.03.1984).

059643/FH/SOUTH2/00 – First floor side extension to form en-suite bathroom and conversion of car port into a garage – Approved (22.08.2000).

072443/FH/2004/S2 - Erection of part single part 2 storey extension to rear following demolition of existing single storey extensions to create additional living accommodation plus elevational alterations – Approved (25.08.2004).

122443/FH/2019 - Erection of single-storey side extension, conversion of garage to living accommodation, elevational alterations to front, and installation of 2no. Juliet balconies to front – Approved (19.09.2019).

133029/FH/2022 - Erection of single-storey side extension and single-storey rear extension, conversion of garage to living accommodation, elevational alterations to front, installation of 2no. Juliet balconies to front, and a front dormer and rear dormer roof extension to provide additional living accommodation – Approved (20.07.2022).

Consultations & Notification Responses

One objection was received from one **local resident** in response to the application. Their concerns are summarised as follows:

- The top floor rear-facing window, serving a walk-in wardrobe, would directly overlook neighbouring properties and gardens, resulting in an unacceptable loss of privacy.
- This should be mitigated through the use of obscure glazing or installation of a roof light as an alternative design feature.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal, indicating that the proposed tree removals and extension layout are acceptable from an arboricultural perspective.

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:

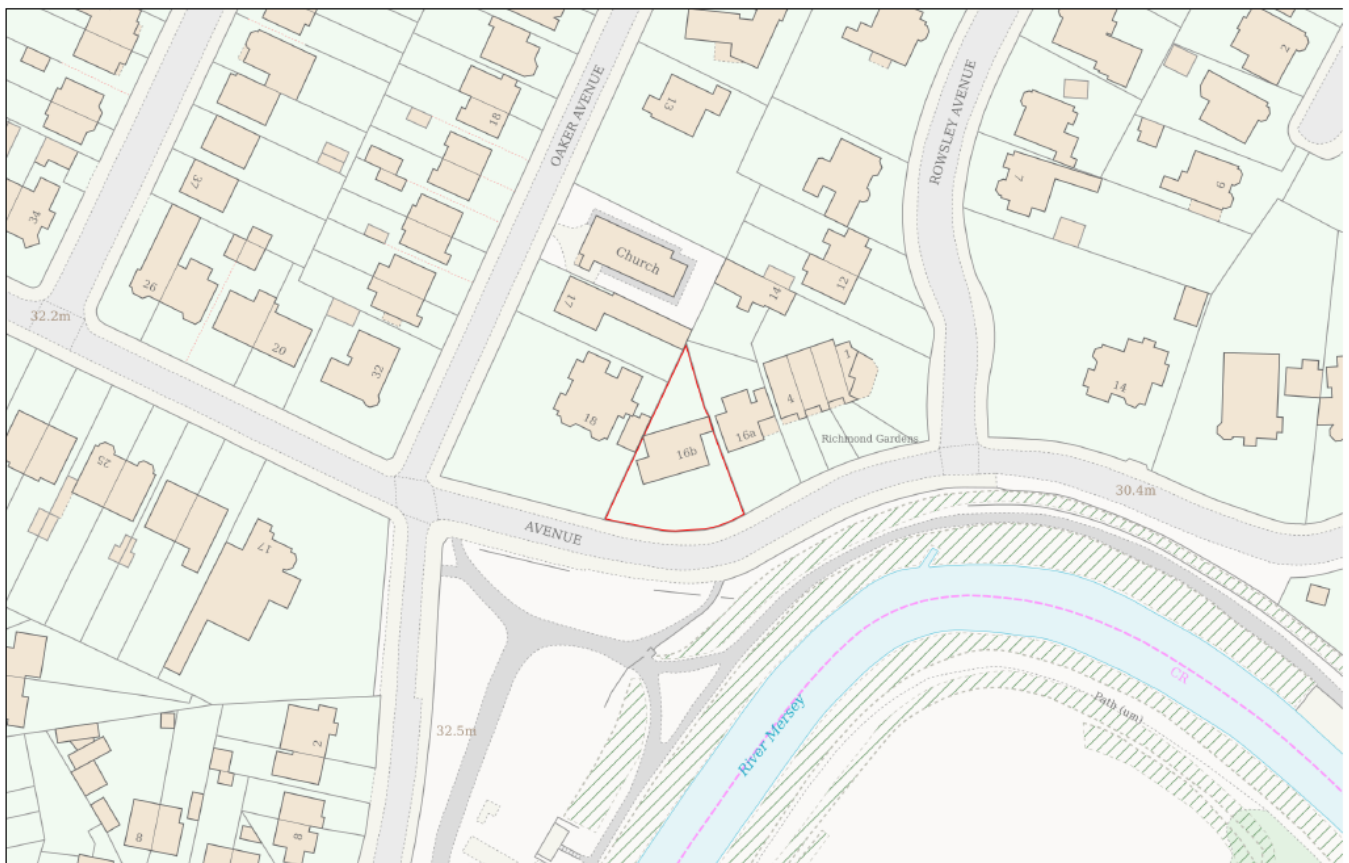
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

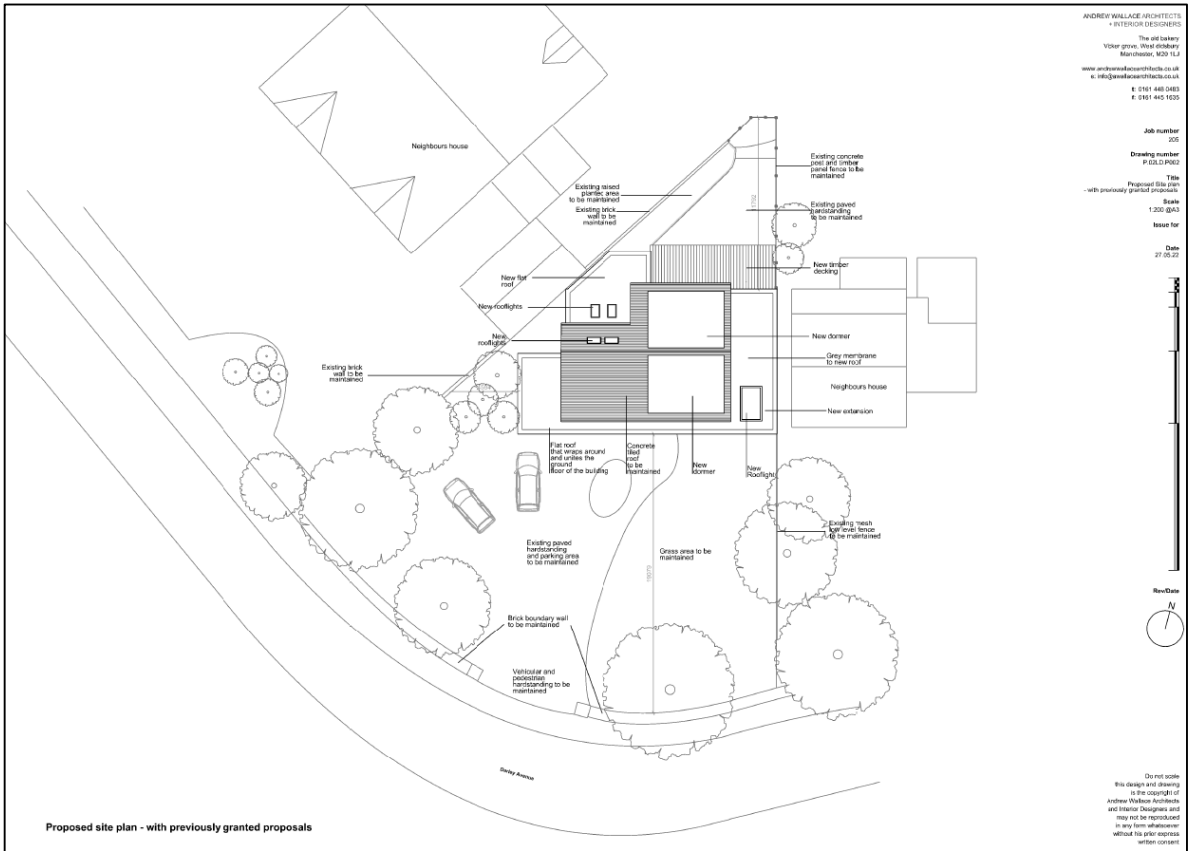
- Chapter 12 – Achieving Well-Designed Places

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.

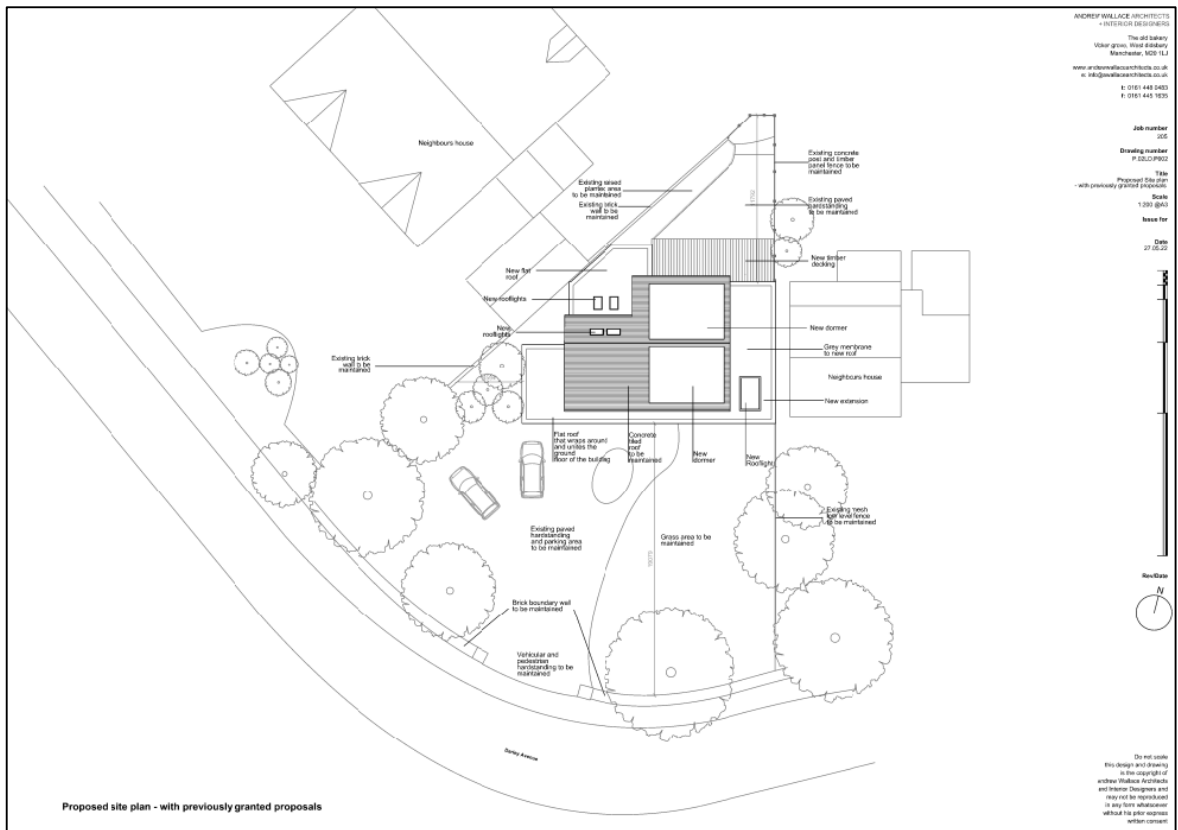
- Policy JP-P1: Sustainable Places



Submitted location plan



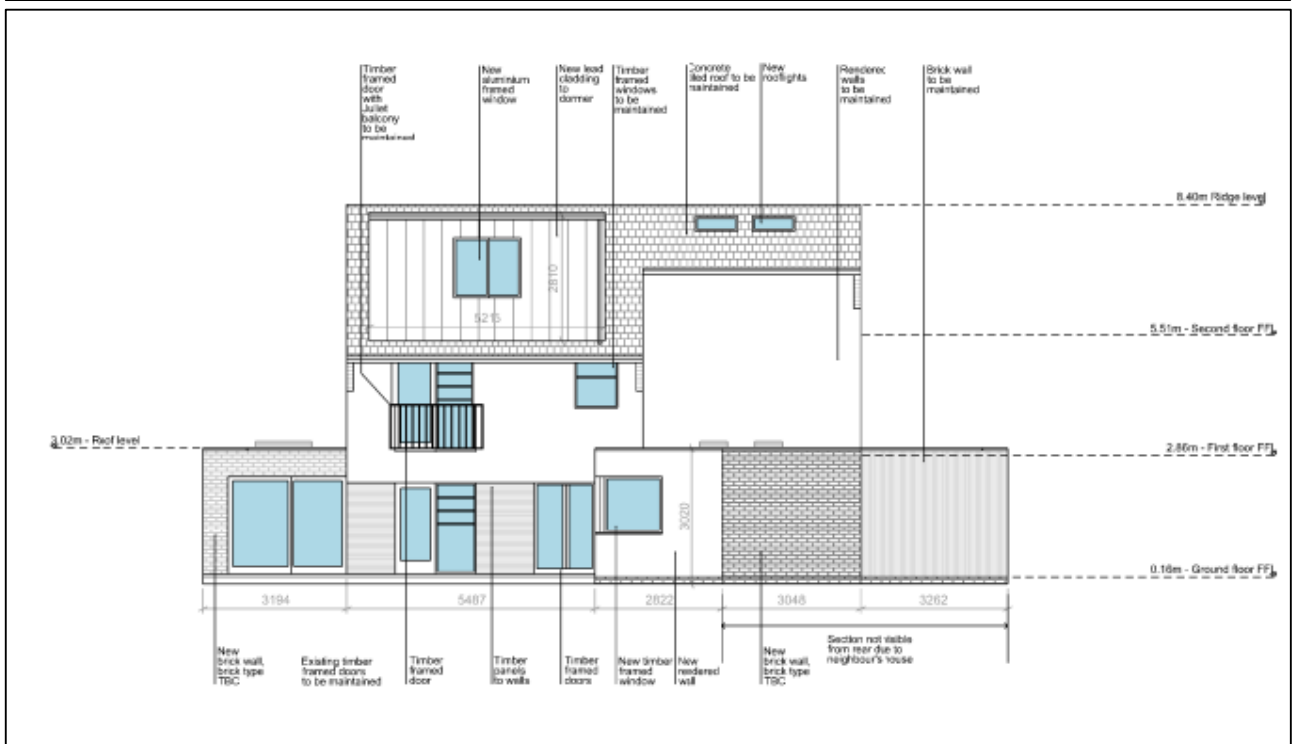
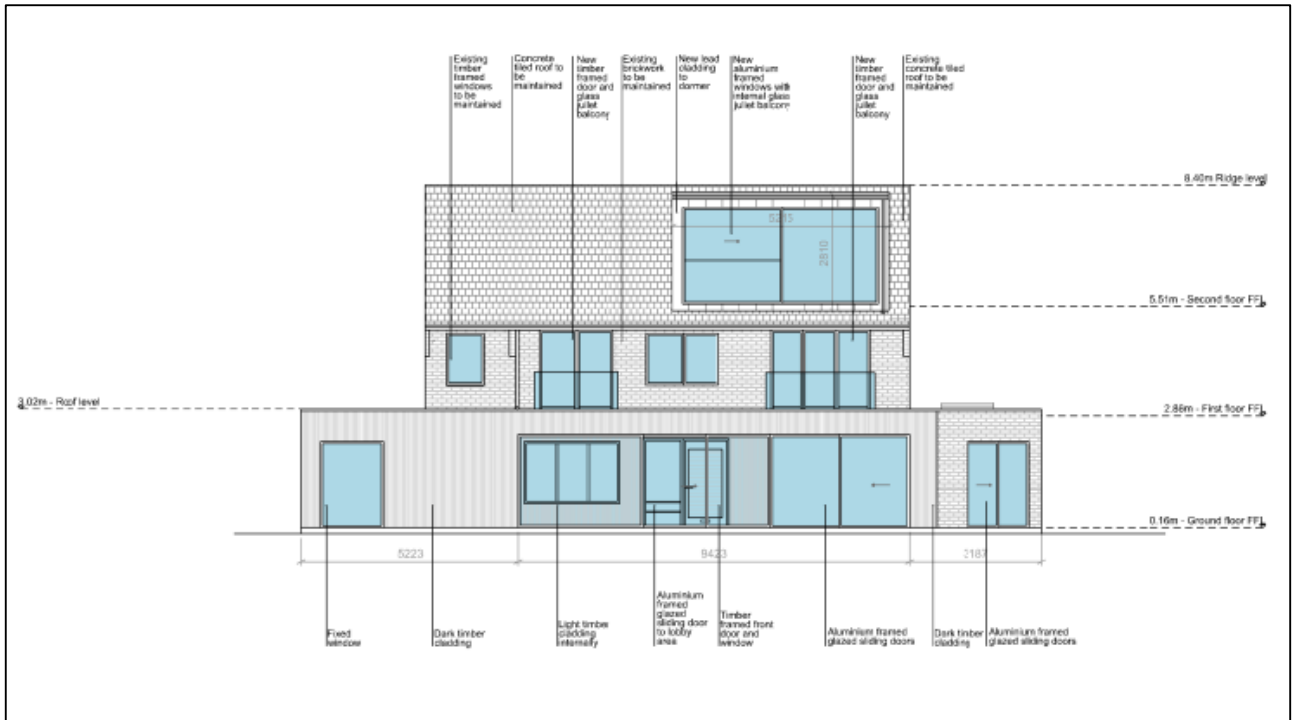
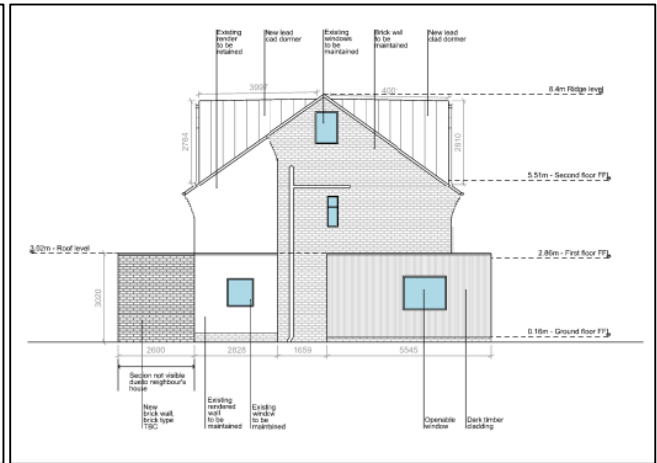
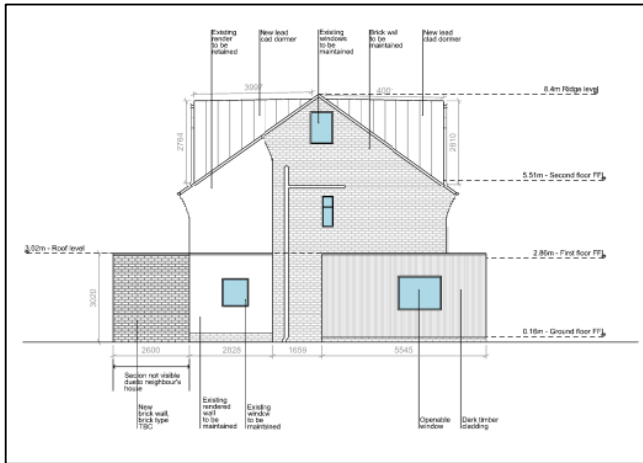
Proposed site plan of 142813/FH/2025



Previously approved site plan of 133029/FH/2022



Proposed elevations of 142813/FH/2025



Previously approved elevations of 133029/FH/2022

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 extension, a single storey rear extension, converting the existing garage to living accommodation, together with elevational alterations to front, the installation of 2no. Juliet balconies to front, and a front dormer and rear dormer roof 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 – as previously indicated the proposal represents a resubmission of the previously approved scheme 133029/FH/2022 with no alterations proposed.

The single storey rear extension would be sited at the back of the property, adjoining the existing single storey rear outrigger/extension (as well as amending its roof form) and abutting the rear decking area. It would project a further 2.618m rearwards from the dwellinghouse, with a width of 2.828m along its rearmost point (5.691m along its widest point), and a flat roof height of 3.02m. It would be sited along the boundary shared with No.18 Darley Avenue, adjacent to the neighbouring plot's detached garage.

The single storey side extension would be sited along the eastern/northeastern edge of the property, adjoining the existing single storey front and side outrigger (also proposed to be altered under this application), and replacing the existing conservatory-style extension. It would measure to 9.998m in length/depth, 3.187m in width, with a flat roof height of 3.02m. It would be sited along the boundary shared with No.16A Darley Avenue.

The decking area would be sited at the back of the property, adjoining the existing decking and proposed rear extension. It would measure to 1.955m in length/depth, 3.263m in width, and 0.16m in height. It should be noted that this alteration could be undertaken under permitted development without the need to apply for planning permission. It is therefore considered acceptable.

The front dormer would be sited on the south/southeast facing roof slope of the property. It would measure to 4m in length/depth, 5.215m in width, and 2.81m in height. It would be set 0.25m below the existing ridge and 0.5m above the existing eaves. A gap of 5.848m would be maintained to the property's southwestern gable end and a gap of 0.465m would be maintained to the property's northeastern gable end.

The rear dormer would be sited on the north/northwest facing roof slope of the property. It would measure to 3.997m in length/depth, 5.215m in width, and 2.764m in height. It would be set

0.269m below the existing ridge and 0.624m above the existing eaves. A gap of 5.603m would be maintained to the property's southwestern gable end and a gap of 0.461m would be maintained to the property's northeastern gable end.

The overall siting, scale and massing of the proposal is considered acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, with the single storey rear extension representing a relatively minor addition to the existing rear outrigger and the single storey side extension replacing an existing addition present on site. Further to this, the dormers would be set within the roof space of the host dwellinghouse, set below the existing ridge and above the existing eaves with adequate gaps maintained to the roof edges. The proposal would therefore avoid resulting in 'excessively large or bulky' additions to the property and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear. It should also be noted that the dimensions of the proposal match those approved under 133029/FH/2022, therefore a precedent for works of this scale at this plot has already been accepted.

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 single storey rear extension would feature brickwork to match the existing dwellinghouse to its northwestern elevation with render to match the existing dwellinghouse on its rear and northeastern elevations. Its northwestern elevation would be blank with no elevational features, whilst its rear and northeastern elevations would feature wrap-around timber-framed glazing.

The single storey side extension would feature brickwork to match the existing dwellinghouse to its front, side, and rear elevations. To the front, it would feature a set of aluminium-framed sliding doors. Its eastern/northeastern side elevation would be blank, whilst its rear elevation would feature a set of timber-framed sliding doors (to be retained as existing). 1no. skylight (projecting upwards by 0.15m) would be featured atop its flat roof.

The decking area would utilise materials to match the existing decking present on site.

The front dormer would feature grey lead cladding to all of its elevations. Its side elevations would be blank, whilst its front elevation would feature a large aluminium-framed window with an internal balcony.

The rear dormer would feature grey lead cladding to all of its elevations. Its side elevations would be blank, whilst its rear elevation would feature 1no. aluminium-framed window.

The proposal consists of contemporary design alterations and additions to the host dwellinghouse and would be generally in-keeping with the existing precedent of residential extensions in this locale, despite not following a traditional design style. Sited at the front, side, and rear of the property, elements of the proposal would be visible within the street scene, including the front dormer, side extension, and alterations to the existing front and side outrigger. New materials would be introduced to the property as a result of the proposal, including lead cladding and dark and light timber cladding.

In their email correspondence dated to the 6th June 2025, the agent of the application confirmed that the sections of brickwork and render shown on the single storey rear extension and single storey side extension would match the materials used on the existing dwellinghouse in terms of their type, colour, and finish. Further to this, photographic samples of the lead cladding to be used on the dormers and technical specifications for the timber cladding to be used on the altered front and side outrigger were also submitted on this date. These materials details are considered acceptable, matching those of the previous approval 133029/FH/2022, and have been conditioned accordingly. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the extensions 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 – given that the rear extension represents a relatively minor addition to the dwellinghouse, would be single storey with a maximum flat roof height of 3.02m, and would be sited adjacent to the neighbouring plot's existing detached garage, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank northwestern elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the side extension would be single storey with a maximum flat roof height of 3.02m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank northeastern side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

It is acknowledged that concerns were raised in relation to the proposal's impact upon the residential amenity of the area, particularly in regard to the rear dormer's rear-facing window and its potential to give rise to issues associated with overlooking and a loss of privacy. However, the rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the host dwellinghouse itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

Similarly, the front dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the host dwellinghouse itself. Further to this, the dormer's front-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

It should also be noted that the design, scale and impact of the proposal has previously been accepted under 133029/FH/2022. It would therefore be unreasonable to refuse the current application on residential amenity grounds given the previous approval.

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.

Alterations to the existing single storey rear outrigger/extension - the proposal also includes the following:

- The roof form of the existing single storey rear outrigger/extension would be amended from pitched to flat. This would include a reduction in height from 4m to 3.02m.
- The ground floor window and render to its western/southwestern side elevation would be retained.
- 2no. skylights would be installed atop its new flat roof form (projecting 0.15m upwards).

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area, sited to the back of the property, away from the street scene with a lesser impact due to a reduction in height.

Alterations to the existing single storey front and side outrigger - the proposal also includes the following:

- The roof form of the existing single storey front and side outrigger would be amended from hipped to flat and would measure to 3.02m in height.
- Its front and southwestern side elevations would be clad in dark timber cladding, specified as 'acoya H21 110A painted black to M60 110A'.
- A section of light timber cladding would be installed to the front, specified as 'acoya H21 110B painted an oak shade to M60 110B'.
- 1no. window would be installed to its southwestern side elevation, facing the front driveway space of No.18 Darley Avenue,
- To the front, the existing garage door would be removed and replaced with 1no. window.
- The existing porch canopy and glazing would be removed and replaced with 1no. window.
- The existing timber-framed front door and window would be retained.
- An aluminium-framed sliding door would be installed.

These alterations are considered acceptable given that they were accepted under the previous approval 133029/FH/2022. Materials details have been secured through the submission of samples and/or specifications, which have been conditioned accordingly. Representing a contemporary alteration to the application property, the proposal should not have an unduly harmful impact upon the visual or residential amenity of the area.

Elevational alterations – the proposal also includes the following elevational alterations to the application property:

- Southwestern side elevation: none proposed.
- Front elevation: replacement of 2no. first-floor windows with 2no. sets of timber-framed doors together with glazed Juliet balconies.
- Northeastern side elevation: none proposed.
- Rear elevation: 2no. skylights installed on the rear-facing roof slope of the dwellinghouse.

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

Waste storage – space to store the property's refuse bins would be retained along the southwestern edge of the dwellinghouse. The property's bins could therefore continue to be

stored away from the street scene, having a minimal impact upon the visual amenity of the area. These conditions are in line with those accepted under the previous approval 133029/FH/2022

Parking – the current parking arrangements would be unaffected by the proposal, as the property's large driveway space would be retained.

Trees - Neighbourhood Team Leader (Arboriculture) made no objection to the proposal, indicating that the proposed tree removals and extension layout are acceptable from an arboricultural perspective.

Use - in their email correspondence dated to the 6th June 2025, the agent of the application confirmed that the property would remain in use as a Class C3 dwellinghouse.

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 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. Minor 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) 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 documents:

'Proposed site plan – with previously granted approvals', numbered 'P.02LD.P002', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.

'Proposed ground floor plan – with previously granted approvals', numbered 'P.03GA.P000', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.
'Proposed first floor plan – with previously granted approvals', numbered 'P.03GA.P001', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.
'Proposed loft plan – with previously granted approvals', numbered 'P.03GA.P002', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.
'Proposed west elevation – with previously granted approvals', numbered 'P.03GA.E001', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.
'Proposed south elevation – with previously granted approvals', numbered 'P.03GA.E002', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.
'Proposed east elevation – with previously granted approvals', numbered 'P.03GA.E003', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.
'Proposed north elevation – with previously granted approvals', numbered 'P.03GA.E004', stamped as received by the City Council as Local Planning Authority on the 28th April 2025.
Agent email correspondence, stamped as received by the City Council as Local Planning Authority on the 6th June 2025.
Lead cladding photographic samples, stamped as received by the City Council as Local Planning Authority on the 6th June 2025.
Timber cladding material specifications, stamped as received by the City Council as Local Planning Authority on the 6th June 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 developments hereby permitted shall match those specified on the submitted application form, approved plans and documents, and agent email correspondence, as listed under condition no.2 of this approval.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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)

18 Darley Avenue, Manchester, M20 2XF

14 Rowsley Avenue, Manchester, M20 2XD

16A Darley Avenue, Manchester, M20 2XF

17 Oaker Avenue, Manchester, M20 2XH

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