MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143246/FH/2025
Date registered valid:	18 June 2025
Proposal:	Erection of single storey side and rear extensions to form additional living accommodation
Address:	10 Corda Avenue, Manchester, M22 4JX
Ward(s):	Northenden Ward
Applicant:	Mrs Kathryn Slater
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 11th August 2025



Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 9 July 2025
Standard consultations:
Printed: 8 July 2025 Expired: 29 July 2025
Neighbour notifications
Printed: 8 July 2025 Expired: 29 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

The site relates to a two-storey semi-detached property situated at the end of a cul-de-sac within the Northenden ward of Manchester. The dwelling features a hipped roof design, consistent with the architectural style of neighbouring properties. The front elevation includes bay windows at both ground and first floor levels, along with a canopy over the main entrance. The frontage comprises a hardstanding area providing off-road parking, with gated side access leading to a rear garden.



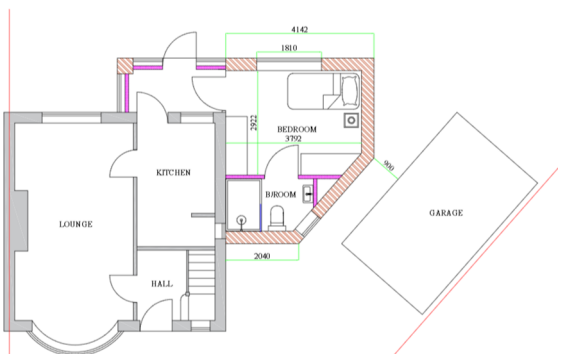
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature

Description of development

The applicant proposes the erection of single storey side and rear extensions to form additional living accommodation.





Consultations & Notification Responses

Local residents – no comments received as a result of this proposal.

High Speed Two (HS2) Limited – no comments received as a result of this proposal

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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Site history relating to 10 Corda Avenue

There have been no previous planning application relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension. This would provide additional living accommodation for the occupants of the property. No objections were raised as a result of this proposal

The extension will be set back significantly from the principal elevation, projecting 2.040m from the side elevation of the original dwelling. It will extend rearwards, increasing in width to 4.142m and will adjoin the existing rear projection, thereby forming a wrap-around arrangement. A 900mm gap would be retained between the side wall of the extension and the existing side wall of the garage.

The rearward projection of the extension will align with the existing rear element of the property, extending 1.5m beyond the original rear wall. The total width of the proposed extension, when viewed from the rear, will measure approximately 7.2m.

The roof will be hipped, reflecting the existing design of the host dwelling. No windows are proposed on the front elevation although windows are proposed on the side elevations. To ensure that there is no overlooking by the positioning of the window on the side elevation facing no. 8, a condition for obscure glaze has been attached. The window on the side elevation facing the adjoining semi detached property, due to the distance to the shared boundary, there will be no overlooking or loss of privacy and is considered would not provide any further overlooking than available from the existing conservatory on site. Furthermore, there is a blank extension wall on the adjoining property which alleviates any potential overlooking. On the rear elevation, a window and a door are proposed of which the door will provide access into the existing rear part of the property.

It is not considered that the introduction of an extension to the side and rear would be considered to be a harmful addition. Furthermore, taking into consideration the orientation of the host dwelling, it is not considered that the proposal would provide any overshadowing or loss of light to the neighbouring properties either side

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The design and scale of the extension have been considered to ensure compatibility with the host dwelling and the surrounding residential context. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

The design of the proposed development is in keeping with the character of the existing dwelling and the surrounding properties. The use of matching bricks and tiles, as specified in the application form, ensures visual continuity and integration with the host property.

The level of detail in the design is consistent with what is typically expected for a development of this nature. It is considered that the proposal would not result in any undue impact on residential amenity or the character of the area.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

The storage of bins are not affected by this proposal as access to the rear is retained, therefore the proposal complies with Policy EN19 of the Core Strategy.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore not affected by this proposal.

Conclusion

On balance, it is considered that the proposed development would not adversely affect the character of the area. Furthermore, in terms of residential amenity, no significant impacts are anticipated. The proposal is therefore considered to be in accordance with Core Strategy Policy DM1 and saved Policy DC1 of the Unitary Development Plan (UDP).

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 18th June 2025 numbered 12025/2 Proposed Elevations
Received on 18th June 2025 numbered 12025/6 Proposed Site Plan
Received on 18th June 2025 numbered 12025/7 Proposed Ground Floor Plan

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 as stated on the Householder Application Form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the 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) Before first occupation the windows in the side elevation facing no. 8 Corda Avenue shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

8 Corda Avenue, Manchester, M22 4JX
9 Corda Avenue, Manchester, M22 4JX

8 Norleigh Road, Manchester, M22 4AZ
6 Norleigh Road, Manchester, M22 4AZ
12 Norleigh Road, Manchester, M22 4AZ
10 Norleigh Road, Manchester, M22 4AZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA