

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141218/FH/2024
Date registered valid: 21 February 2025
Proposal: Erection of single storey side and rear extension and single storey outbuilding
Address: 1 Greystone Avenue, Manchester, M21 7RP
Ward(s): Chorlton Park Ward

Applicant: Dr B Naqvi
Agent (if any): Mr D King, NK Architectural
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **06/05/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/04/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 February 2025 Expired: 19 March 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 application relates to a two-storey semidetached class C3 dwellinghouse on Greystone Avenue. The property is built from red brick with red clay roof tiles on a hipped roof. The property features hardstanding for vehicle parking to the front with low level brick boundary treatment around the curtilage, to the rear there is a large garden, a rear roof dormer and an existing single storey outrigger.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Greystone Avenue is a residential cul-de-sac off Mauldeth Road West. It is residential consisting of semidetached and detached family dwellings.

Description of development

The applicant is seeking permission for the erection of single storey side and rear extension and single storey outbuilding to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per appendix 1 –

1no. objection relating the parking issues on Greystone Avenue as the objector believed the extension would lead to additional cars and further overbearing the small cul-de-sac.

1no. neutral objection pointing out that there is a large tree in the adjacent garden to the site.

Amended Plans

The applicant has provided amended plans to correctly show the existing tree that is within the vicinity of the proposal.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of single storey side and rear extension to form additional living accommodation and a detached outbuilding. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, 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 alteration to extend the property would give rise to any significant additional waste or car parking pressures that would give rise to unacceptable impacts on the area or existing residents.

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

Sitting, Scale and Mass

The proposed rear extension would project back by 6000mm and span the entire width of the property at 8930mm, it would have a flat roof with a maximum height of 2575mm, it would be set in from the adjoining neighbour by 150mm.

The proposed side extension would project out to the side by 2350mm and span the length of the of the property, it would have a lean-to roof with a maximum height of 3620mm, sloping down to 2810mm at the eaves.

The proposed outbuilding would measure 8433mm x 6000mm with a height of 2500mm at its highest point. Although large, the overall roof height is low and therefore it is still within the limitations of permitted development and it is noted that the fallback position is that such a structure could be built without requiring planning permission.

Although large, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy. It should also be noted that a similar rearward projection for a single storey extension could be erected alongside the boundary with the adjoining property through a prior approval application and in the absence of objections would be accepted.

Residential Amenity

While the proposed extension extends close to the boundary, some degree of overshadowing to neighbouring properties is anticipated, as is common with developments of this nature. The fact that the proposals are single storey and flat roof in nature, where they extend beyond the original dwellinghouse, such impacts in terms of overshadowing and loss of light would be reduced.

It is noted that the adjoining neighbour has a rear extension which includes side windows facing towards the application sitewithin it. The application proposals would therefore reduce the direct daylight that would reach these side facing windows. It is noted that other windows would continue to serve this space and an extension could be installed along this boundary with a 3m projection without requiring permission. As such, on this basis it is considered that the proposals are acceptable.

Due to the separation distance between the application site and 256 and 258 Mauldeth Road West, the presence of existing single-storey rear extensions on adjoining properties, outbuildings and garages, and the incorporation of a low-level flat roof on the proposed rear projection of the application proposals it is not considered that any resulting overshadowing would be significant.

The proposed extension would feature one new window on the front elevation, one window, triple glazed door and non-glazed door on the rear elevation and 4no. skylights across the roof. The side elevations would remain blank and featureless on both sides, therefore it is not anticipated that the new glazed doors and windows would cause any privacy issues for residents or neighbours as all windows are forward and rearward facing.

The proposed outbuilding would be sited at the rear of the garden, having windows on the front elevation only facing the rear of the main house. The outbuilding would have a low-level sloping roof, with a maximum height of 2500mm, it is therefore not anticipated to have an unacceptable impact on the residential amenity of any neighbouring resident. It is also noted that there is a precedent of outbuildings in the gardens in the locale. This element of the proposal would be capable of being constructed under permitted development rights where outbuildings that have a maximum height of 2.5m when within 2m of the boundary are accepted.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed extension would be built of brickwork, uPVC windows and doors, and roof tile on the side extension to match the existing dwellinghouse. Its side elevations be blank and featureless, the roof would be leant to and the side and flat at the rear and feature uPVC skylights.

The proposed outbuilding would be finished in composite grey timber cladding with uPVC glazed doors and windows on the front elevation. The roof would be flat with a maximum height of 2500mm, sloping down slightly towards the rear. Given its placement in the rear garden and low eaves height, the outbuilding will not be visible from the public highway and thus will not have a detrimental impact on the street scene. It will not impact to a significantly greater degree on the amenity of surrounding residential properties having regard to what could be achieved utilising permitted development rights.

Although overall it is large in scale, 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, with a number of properties on Greystone Avenue feature large rear extensions.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Trees

It is noted that a tree is in a neighbouring garden in close proximity to the proposed side extension. This tree was noted has being heavily pruned on the application site side. The proposal is likely to severe roots of this tree given its close proximity with the application sites boundary. It is not considered that the tree given its relationship to existing residential properties and its condition would be worthy of protection, as such whilst any potential loss of tree is regretted it is not considered that this matter would warrant refusal of the proposal. Any development in this location whether undertaken under permitted development rights or as part of a planning application is likely to impact the tree roots within the application site. As set out above it is not considered that the tree would be worthy of protection in the form of a tree preservation order.

Parking

Although access at the side of the house is reduced, there is still 9.3m of hardstanding at the front of the house for off street parking, this is considered to be an acceptable level of off-street provision for a single-family dwelling.

Waste Storage

A bin store is proposed within the front garden for storage of refuse bins.

Conclusion

Given the above issues, it is considered that the proposed side and rear extension and rear outbuilding are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 application 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. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Location Plan – 14 October 2024
- b. Drawing – Proposed Elevations – 14 October 2024 – Drawing number: A103
- c. Drawing – Landscape Plan – 14 October 2024 - Drawing number: A114
- d. Drawing – GF and 1F Plans – 28 April 2025 - Drawing number: A100 D

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form and approved drawings listed in condition 2 of this decision 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

260 Mauldeth Road West, Manchester, M21 7TH
272 Mauldeth Road West, Manchester, M21 7TH
266 Mauldeth Road West, Manchester, M21 7TH
264 Mauldeth Road West, Manchester, M21 7TH
262 Mauldeth Road West, Manchester, M21 7TH
258 Mauldeth Road West, Manchester, M21 7TH
8 Greystone Avenue, Manchester, M21 7RP
6 Greystone Avenue, Manchester, M21 7RP
4 Greystone Avenue, Manchester, M21 7RP
3 Greystone Avenue, Manchester, M21 7RP
4 Mellowstone Drive, Manchester, M21 7RJ
2 Mellowstone Drive, Manchester, M21 7RJ
270 Mauldeth Road West, Manchester, M21 7TH
268 Mauldeth Road West, Manchester, M21 7TH

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) -
Area Team Boundary - Name: SOUTH AREA