

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141954/FH/2025
Date registered valid: 4 February 2025
Proposal: Erection of single storey rear extension, part single, part two storey side extension and rear roof dormer.
Address: 15 Saddlewood Avenue, Manchester, M19 1QW
Ward(s): Didsbury East Ward

Applicant: Mr William Kelly
Agent (if any): Mr Vincent Simpson, Draughting Services
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22nd April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 February 2025 Expired: 7 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 site relates to a two storey semi detached property in the Didsbury East ward area of Manchester. The property features gable fronted square bay windows to the front, bay window to the side, single storey rear outrigger and outbuilding in the rear garden.



Listed building: Not applicable

Conservation area: Not applicable

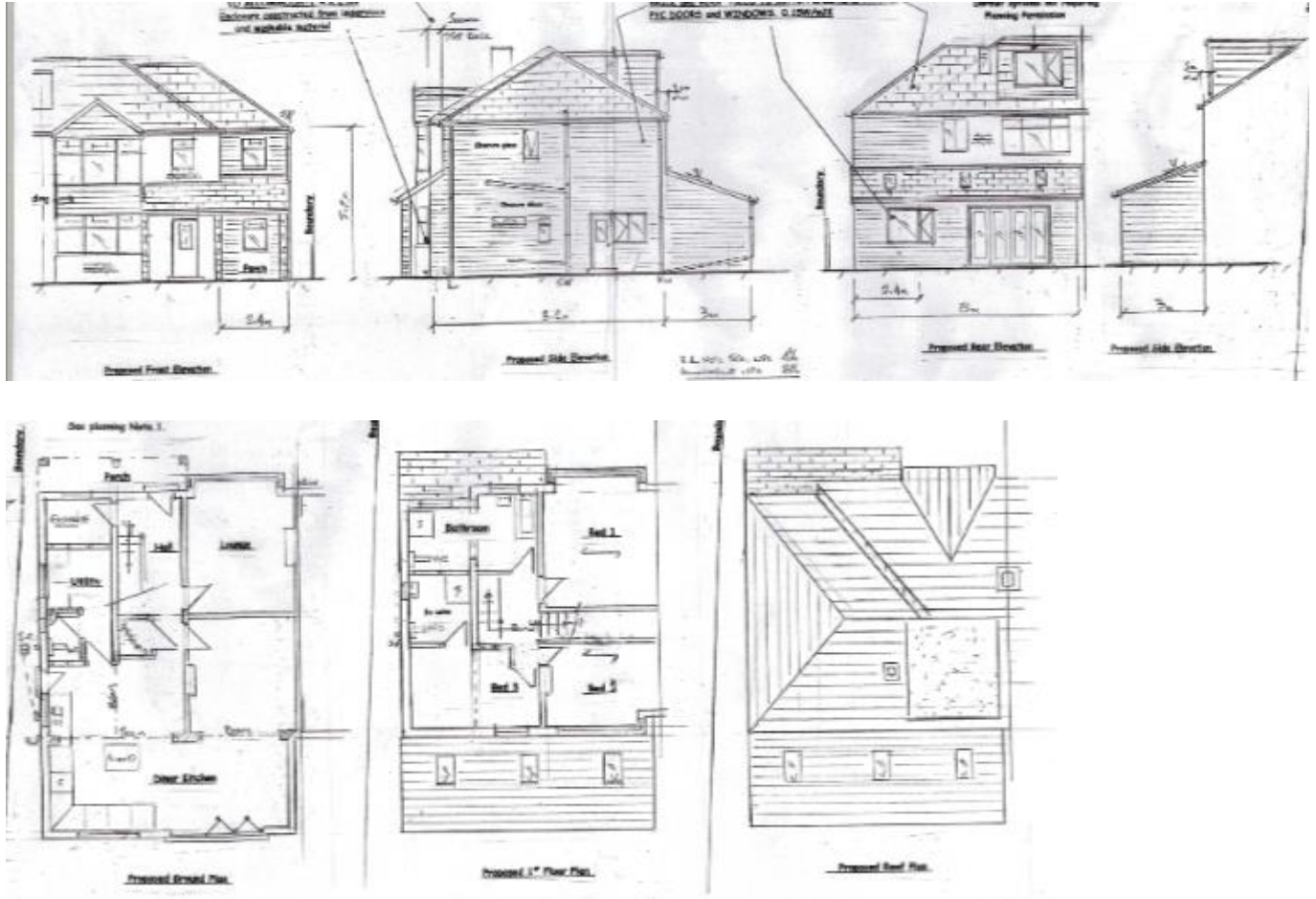
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of single storey rear extension, part single, part two storey side extension and rear roof dormer.



Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.

History relating to 15 Saddlewood Avenue

No previous applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey rear extension, part single, part two storey side extension and rear roof dormer. Following raised concerns by the City Council, negotiations took place with the agent to scale down the scheme. The agent provided a setback from the principal elevation of the property and provided bin storage details.

Ground Floor

The proposal would be in line with the front wall of host dwelling retaining a small gap to site boundary which increases towards the rear of the extension due to the position of the boundary line. The proposal will extend along the side with a projection beyond the rear wall measuring 3.0m extending across the rear wall close to the shared boundary with the adjoining semi detached property no. 13 Saddlewood Avenue. Windows are proposed on the front elevation; no windows are proposed along the side with a window and bi folding doors proposed within the rear elevation. The roof would be mono pitch to the rear with the inclusion three roof lights. The front would see a mono pitch roof including a canopy across the front entrance.

First Floor

The extension would be setback from the front wall of the house measuring 500mm extending rearwards and ending in line with the rear wall of the property. The roof would be hipped with the

impression of subservience being achieved by the setback from the front and set down from the original height of the roof. Windows are proposed on the front and rear elevation with windows along the side including a door/window. Although there is a gap retained to the site boundary including separation provided by a public walkway between no's 15 and 17, to ensure that there is no overlooking or loss of privacy, a condition for obscure glaze has been attached.

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 although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Given the orientation of the property together with the gaps retained at either side of the property, it is not considered that there would be any overshadowing or loss of light to the adjacent properties. Furthermore, given the relationship with no. 17 Saddlewood Avenue together with the setback from the principal elevation of the property, there is no risk of terracing. The proposal does not provide undue overlooking.

Rear Dormer

The construction of a rear roof dormer window would sit within the original roof space of the property set in slightly from the adjoining semi detached property no. 13 Saddlewood Avenue and set down from the original ridge height. A large window would sit central in the dormer facing the rear garden area. Although there are windows proposed overlooking the rear garden, given that there are existing windows on first floor rear, it is not considered that the additional window in this location would provide any further overlooking than already existing.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing on the main roof. The dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. Furthermore, if built separately, would fall within permitted development. It is considered the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Overall, given the developments 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.

Siting, scale and massing

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions 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

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Bins

The applicant has provided details of the bin storage area to the front of the extension which would be screened behind a timber structure as indicated on drawing no. 0901/25 Issue 2, therefore is considered would be acceptable.

Car parking

Existing car parking arrangements are not affected by this proposal. On street parking is taken at the front of the property as is the normal arrangement.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy and 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

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. No significant problems have arisen during the consideration of this application.

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:

Received 8th April 2025 numbered 0901/25 Issue 2 Existing and Proposed Plans and Elevations

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to 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 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. 17 Saddlewood 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

13 Saddlewood Avenue, Manchester, M19 1QW
526 Kingsway, Manchester, M19 1GW
14 Saddlewood Avenue, Manchester, M19 1QN
17 Saddlewood Avenue, Manchester, M19 1QW
18 Saddlewood Avenue, Manchester, M19 1QN

16 Saddlewood Avenue, Manchester, M19 1QN
528 Kingsway, Manchester, M19 1GW

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