

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142804/FH/2025
Date registered valid: 24 April 2025
Proposal: Erection of a single storey side extension
Address: 14 Caen Avenue, Manchester, M40 5RX
Ward(s): Charlestown Ward

Applicant: David Blackledge
Agent (if any): Zach Thorp, Thorp Design Services Ltd
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 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: No

Tree Preservation Order: No

The application site relates to 14 Caen Avenue within the north Manchester ward of Charlestown. The application site relates to a semi-detached, two storey, red brick dwellinghouse characterised by a hipped roof, tile detailing between the ground and first floor bay windows and a front porch and a white plastic lean to canopy to the side of the property. Amenity space at the front of the property consists of hardstanding and amenity space to the side again is paved leading to a grassed private rear amenity space accessed via high metal railing gates.

Description of area

Charlestown is a suburban area located approximately 4 miles northeast of Manchester City Centre, key amenities include Boggart Hole Clough, a large park with sports facilities and recreational routes, and the Avenue Library and Learning Centre. Charlestown is well-connected by major roads and public transport, making it a convenient place to live.

Description of development

The application seeks consent for the erection of a single storey side extension. The current proposal appears to be a very similar scheme to that refused under 142160/LP/2025. It was

considered through the LP application that the scheme could not be considered permitted development and so the scheme has been progressed through a householder application.

The proposal would wrap into the existing single storey rear outrigger at the site. At the largest point, the proposal would have approximate dimensions of Height: 3.7 x Length: 8.7 x Width: 2.1 metres. The proposal would involve the insertion of a window within the front elevation, a small window in the side elevation facing the non-adjointing property, and a set of sliding doors in the rear elevation. The proposal would create a gym, kitchen and bathroom for the residents.

Materials to be used would match those within the host property.

Negotiations during the Course of the Application

Discussions took place with the agent during the course of the application in relation to the storage of bins. Bin store details were provided for review.

Planning History

142160/LP/2025- Erection of a single storey side extension.

Refused 23.04.2025.

Refused on the basis of:

The proposed single storey side extension, as detailed on drawings TDS-25-196-03 and TDS-25-196-04, does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class A.1(j)(iii), as a result of the requirements under A.1(ja) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

Consultations & Notification Responses

Local Residents

No responses were received.

Mining Remediation Authority

The Mining Remediation Authority were consulted and made contact during the application to acknowledge receipt of the consultation. However, no further comments were received.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;

- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side extension. The current proposal appears to be a very similar scheme to that refused under 142160/LP/2025. It was considered through the LP application that the scheme could not be considered permitted development and so the scheme has been progressed through a householder application. The scheme is considered acceptable in principle as many people prefer to alter and adapt 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The proposed side extension would wrap into the existing single storey rear outrigger and would replace the existing lean to structure at the site.

Given the proposal would wrap into the existing development at the site and would not extend any further than the rearward projection of such existing outrigger, it is not considered that the adjoining property no.16 Caen Avenue would be impacted by any adverse amenity implications including loss of light, overbearing nor adverse privacy implications.

Due to the single storey nature of development, it is not considered properties to the rear would be adversely impacted by the proposal.

No.12 Caen Avenue (the non-adjoining property) benefits from an existing two storey side and rear extension (see planning ref: F15880) which extends approximately 2.4 metres beyond the neighbour's existing rear building line. As a result of the single storey extension, the extension would not extend beyond the neighbour's rear building line and so the extension would not be visible from the neighbour's rear garden. As the proposal is single storey, the non-adjoining neighbour would not be impacted by any adverse loss of light implications, adverse privacy implications nor overbearing impacts.

A window is proposed within the side elevation of the extension facing in the direction of the blank elevation of the neighbour's two storey extension. Given the neighbour's existing extension which has a blank elevation, it is not considered in this instance, that the insertion of a window would cause adverse privacy implications or the perception of overlooking due to the existing development on the neighbouring site. The window is marked on the plans as being obscure glazed and the window would be conditioned as such within any approval granted.

The single storey side extension would create a small addition in the streetscene and the proposed window would not give rise to any amenity implications to the streetscene.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. A condition would also be attached to any approval granted to ensure no windows or doors are inserted beyond those approved by this consent. A further condition would be attached to any approval granted to ensure the proposed bathroom window is obscure glazed.

Design and Appearance

The side extension would be single storey and is considered to be a small addition to the property. It is noted that single storey side extensions (without a wrap round element) can be considered permitted development and so in this context, the proposal is considered acceptable in design, pursuant to policy DC1 of the UDP.

A condition would be attached to any approval granted for materials to match the host property. With the inclusion of such condition, the proposal is considered to be sympathetic to the host property, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

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.

Car Parking

The side extension will not come forwards of the building line. As such, adequate space would be retained for cars to be parked off street which is considered important given the tight street of Caen Avenue.

Bin Storage

During the course of the application, the agent supplied information in regard to a bin store, which would involve the storage of bins to the front of the side extension, in an enclosed bin store. The proposed bin store would be a timber unit and would accommodate 4no. bins. The proposed details would be conditioned within any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 24 April 2025.

-Location Plan, stamped as received by the City Council as Local Planning Authority on 24 April 2025.

-Drawing- Proposed- Plans and Elevations, numbered TDS-25-196-04, stamped as received by the City Council as Local Planning Authority on 24 April 2025.

-Drawing- Site Plan- Proposed, numbered TDS-25-196-03, stamped as received by the City Council as Local Planning Authority on 24 April 2025.

-Drawing- Proposed- Bin Store Plan, numbered TDS-25-196-07, stamped as received by the City Council as Local Planning Authority on 12 June 2025.

Reason - To ensure that 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Before first occupation, the proposed bathroom window as shown on the approved 'Drawing- Proposed- Plans and Elevations, numbered TDS-25-196-04', stamped as received by the City Council as Local Planning Authority on 24 April 2025, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) The development hereby approved shall be carried out in accordance with 'Drawing-Proposed- Bin Store Plan, numbered TDS-25-196-07', stamped as received by the City Council as Local Planning Authority on 12 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-street car 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

Mining Remediation Authority

15 Caen Avenue, Manchester, M40 5RX
12 Caen Avenue, Manchester, M40 5RX
23 Nina Drive, Manchester, M40 5SA
21 Nina Drive, Manchester, M40 5SA
19 Nina Drive, Manchester, M40 5SA
16 Caen Avenue, Manchester, M40 5RX
13 Caen Avenue, Manchester, M40 5RX
11 Caen Avenue, Manchester, M40 5RX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA