

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143103/FH/2025
Date registered valid: 3 June 2025
Proposal: Erection of single storey side extension
Address: 1 Gwendor Avenue, Manchester, M8 4LE
Ward(s): Crumpsall Ward

Applicant: Ajmal Hussain
Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2nd July 2025.



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 June 2025 Expired: 30 June 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 property that is subject of this householder application is a two-storey brick built semi-detached C3 dwellinghouse, with a hipped roof. There is a pedestrian access from Gwendor Avenue to the front of the property with a midrise wooden panelling boundary treatment at the back of pavement. The property features a rear garden that wraps around to the side of the property. Vehicular access from Bowker Bank Avenue served a single storey garage in the rear garden. The rear garden is bordered by wooden fence panelling.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Gwendor Avenue is a residential street situated in the Crumpsall ward of Manchester. The property is surrounded by similar built dwellinghouses. Other dwellings in the area consist of semi-detached houses of a similar brick design and age.

Description of development

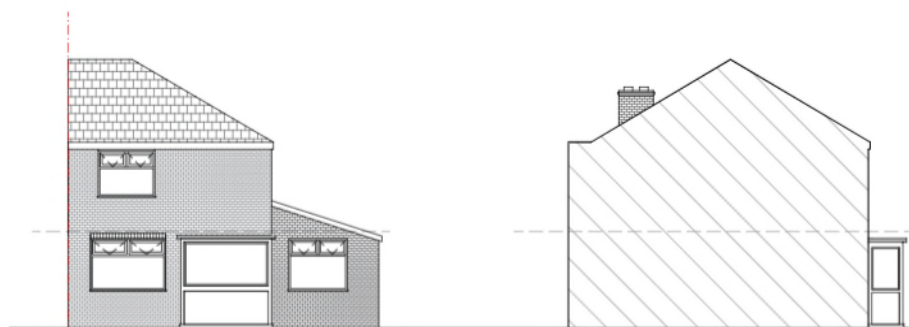
The applicant is seeking planning permission for the erection of a single storey side extension.

Proposed Plans and Elevations



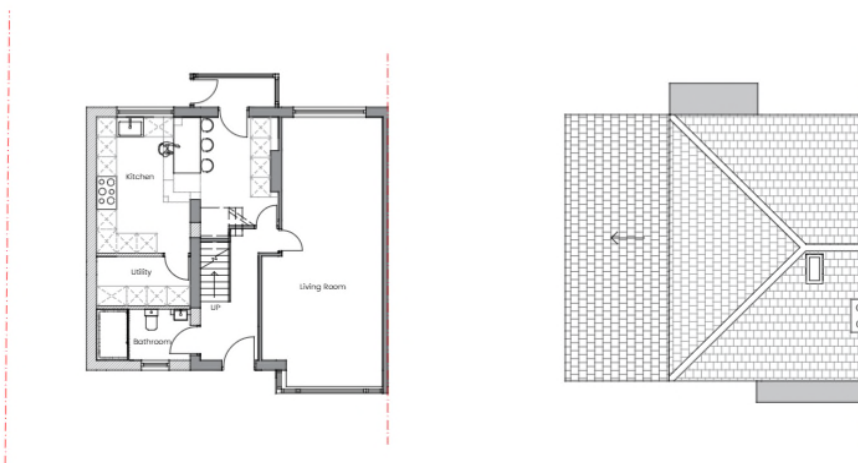
01 Proposed GA Front Elevation
Scale 1:100 @ A3

02 Proposed GA Side Elevation
Scale 1:100 @ A3



03 Proposed GA Rear Elevation
Scale 1:100 @ A3

04 Proposed GA Adjoining Elevation
Scale 1:100 @ A3



01 Proposed GA Ground Floor Plan
Scale 1:100 @ A3

02 Proposed GA Roof Plan
Scale 1:100 @ A3

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections received.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any development enhances or creates character, meets local needs, and enhances the built environment and the design scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. 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 residents.

POLICY

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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey side extension is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. 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

The single storey side extension would be situated at the south side of the property. It would project approx. 3m sideways from the dwellinghouse, with a length to match the dwellinghouse of 8m (not projecting beyond the rear elevation. The roof height is approx. 3.6m sloping down to approx. 2.4m at the eaves.

The side garden areas is at a lower level then the public footway along Bowker Bank Avenue , this combine with the existing boundary treatment would means that the proposed side extension would be partially screened in the streetscene. Additionally, the mono-pitch roof design means the mass and bulk is further reduced in terms visual appearance in the street.

The proposed extension would have windows to the front and rear. The window proposed to be on the front elevation would be obscure glazed. The other proposed window would face directly into the applicant's private garden.

Appearance and Visual Amenity

The side extension would be single storey and is considered to be a small addition to the property. The proposal is considered acceptable in design, pursuant to policy DC1 of the UDP. It is also noted that single storey side extensions can be considered permitted development.

The submitted application form indicates that the extension would be built with brick and roof tiles to match the existing dwellinghouse. The proposed windows would be white UPVC to match the existing windows. 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 on this locality. A materials condition has been attached to ensure that materials are adhered to, pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Due to the existing boundary treatment, the proposal wouldn't be highly visible within the street scene. The proposed extension has been designed to be subservient to the dwellinghouse. Neighbours would be able to view the extension from private spaces, but the overall character of this property and its surrounding area should not be significantly harmed by the proposed works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity- Sunlight, Overbearing, Privacy & Relationship to Neighbours.

The adjoining neighbour is no. 3 Gwendor Avenue which sits north of the applicant property. Regarding sunlight, due to the orientation of the dwellinghouse and the siting of the proposed extension, there would be no significant effects due to overshadowing or loss of sunlight to the adjoining neighbour. As the extension does not project beyond the rear façade of the existing house, no additional effects are considered to impact the adjoining neighbour. The proposed extension is effectively screened from no. 3 Gwendor Avenue. The single storey nature of the proposal would assist in reducing any issues in regard to massing and overbearing for the neighbouring properties. The proposed extension will maintain approx. 2m gap from the boundary that borders Bowker Bank Avenue . The existing boundary treatment would limit

views in the street scene, therefore lessening the impact to the neighbours south of the property, across the highway.

The property to the rear is no.146 Middleton Road. This property is over 20m away and therefore the proposal should not have any impact to these neighbours in terms of privacy. Additionally, the single storey nature of the proposal would reduce any potential to give rise to any privacy implications. The proposed windows either are to face directly into the applicant's garden, or in the case of the east facing bathroom window, this would be obscure glazed.

The single storey side extension would create a small addition in the street scene and the proposed windows are not considered to give rise to any amenity implications to the street scene. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage & Parking

There are no new arrangements that will impact upon waste storage or parking.

Accessibility

The proposal does not affect the entrance or threshold of the building.

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 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. No significant problems have arisen during the consideration of this application and the applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed t Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following plans:

Location plan ref: PL_001

Existing and proposed site plan ref: PL_004

Proposed ground floor and roof plan ref: PL_005

Proposed GA elevations plan ref: PL_006
received 3rd of 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 external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form.

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 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

2 Bowker Bank Avenue, Manchester, M8 4LF
3 Gwendor Avenue, Manchester, M8 4LE
2 Gwendor Avenue, Manchester, M8 4LE
148 Middleton Road, Manchester, M8 4LB
142 Middleton Road, Manchester, M8 4LB
8 Bowker Bank Avenue, Manchester, M8 4LF
4 Bowker Bank Avenue, Manchester, M8 4LF
4 Gwendor Avenue, Manchester, M8 4LE

146 Middleton Road, Manchester, M8 4LB
144 Middleton Road, Manchester, M8 4LB
6 Bowker Bank Avenue, Manchester, M8 4LF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA