

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142879/FH/2025

Date registered valid: 14 May 2025

Proposal: Erection of single storey side and rear extension to create additional living accommodation

Address: 30 Lavister Avenue, Manchester, M19 1RT

Ward(s): Didsbury East Ward

Applicant: Mr Richard Jakubowski

Agent (if any):

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **11/07/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11/06/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 May 2025 Expired: 17 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 application relates to a two-storey semidetached class C3 dwellinghouse on Lavister Avenue. The property features a porch, hardstanding for off street parking and a front lawn, to the rear there is a modest garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Lavister Avenue is a residential street within the Didsbury East Ward. The area is predominantly residential in terms of its character, consisting of terraced and detached family dwellings. The site is in close proximity to Lane End Road neighbourhood centre.

Description of development

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

Amendments to Proposal

The removal of a side window to protect the residential amenity of adjacent property and the addition of a timber bin store to front elevation for storage of refuse bins.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No comments or objections received.

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

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 principle of erecting a single storey side and rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to alter or extend their homes to meet changing household needs rather than move. 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.

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 extension would project out to the side of the main house by 2400mm, and to the rear by 2400mm, it would have a single flat roof which has a maximum height 2900mm. It would be set back from the front of the property by 2550mm, and 150mm from the shared boundary with the adjoining property and 100mm boundary with the neighbouring property.

The overall scale of the proposal is considered to be acceptable for a property of this size, the rear projection does not exceed the limit stipulated in policy DC1 of the UDP (of 3650mm), and the roof eaves is low at only 2900mm. As such, 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.

Visual Amenity

The rear extension would be built of brickwork to match the existing dwelling house with UPVC doors and windows and a garage door at the front, it would have a roof light on a flat roof whilst its side elevations would remain blank and featureless.

The rear extension 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. Set at the rear and side of the property, the proposal would be visible within the street scene to the side of the house, however given its significant setback of 2480mm from the front, it would not appear substantial on the street scene so should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature.

The design and appearance of the proposed extension 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

Residential Amenity

The proposed side addition would extend 100mm away from the rear boundary of 32 and 34 Lavister Avenue, however given the orientation the proposal would sit to the northwest of these gardens and would be at the far end of the garden away from any windows. It is therefore considered that the proposed side addition would not have an overbearing or overshadowing impact on the residents at either 32 or 34 Lavister Avenue.

The rear element of the extension would come close to the boundary with the adjoining property (150mm). However, given it would only have a projection of 2400mm, and a roof height of 2900mm, it is not anticipated the rear element of the extension would become overbearing or cause unacceptable loss of light for the adjoining property.

The proposal would feature a garage door to the front, with 2no. windows and a glazed door on the rear, both side elevations are to remain blank and featureless. It is therefore considered the proposal would not cause privacy concerns nor overlook the neighbouring properties.

Parking

The current parking arrangements will be unaffected by this proposal.

Waste Storage

Access to at the side of the property is lost, therefore a timber bin store is proposed at the side of the house on the front elevation for tidy storage of refuse bins, compliant with core strategy policy EN19.

Conclusion

Given the above issues, it is considered that the proposed rear and side extension is 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 May 2025.
- b. Drawing – Proposed Floor Plans and Elevations – 17 July 2025.
- c. Drawing – Proposed Side Elevations – 14 May 2025
- d. Drawing – Location of Bin Storage – 11 July 2025.

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 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.

5. Bin Store:

A bin store as approved in drawing – 'Location of Bin Storage 09/07/2025' shall be installed at the premises before the first occupation of the extensions hereby approved and shall be retained thereafter whilst the development is in use.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with saved policies SP1, EN1, EN19 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

36 Lavister Avenue, Manchester, M19 1RT
38 Lavister Avenue, Manchester, M19 1RT
31 Uppermill Drive, Manchester, M19 1RU
32 Lavister Avenue, Manchester, M19 1RT
21 Lavister Avenue, Manchester, M19 1RT
19 Lavister Avenue, Manchester, M19 1RT
17 Lavister Avenue, Manchester, M19 1RT
34 Lavister Avenue, Manchester, M19 1RT
28 Lavister Avenue, Manchester, M19 1RT
15 Lavister Avenue, Manchester, M19 1RT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA