

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142638/FH/2025

Date registered valid: 7 April 2025

Proposal: Erection of single storey side extension and ~~two~~ single storey rear extension
~~and installation of new driveway to front following creation of access~~

Address: 80 Cavendish Road, Manchester, M20 1QG

Ward(s): Didsbury West Ward

Applicant: owner, c/o matz architecture

Agent (if any): Gavin Matz, Matz Architecture

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 June 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations: Printed: 22 April 2025 Expired: 14 May 2025

Neighbour notifications: Printed: 22 April 2025 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey corner end terrace dwelling house on the corner of Cavendish Road (classified) and Disley Avenue. The two-storey outrigger forms the rear elevation of the property. There is a small front side and rear garden with on street parking.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of single storey side extension and two storey rear extension and installation of new driveway to front following creation of access

Single storey side extension

The proposed single storey side extension would project 1575mm from existing side elevation and run 15065mm from a 1880mm set back to the bay window elevation to meet the rear of the proposed ground floor rear extension. The extension maintains 899mm to the boundary. The extension is finished in matching brick and a sloping roof in tile to match. New glazing is featured to front and side.

Ground floor rear extension

The proposed ground floor rear extension projects 3265mm from the existing rear elevation and spans 6750mm from a 211mm set back to the shared boundary to meet the side elevation of the proposed side extension. The rear extension is finished in matching brick with gable end roof in matching tile with sliding glass doors to the rear.

First floor rear extension

The proposed first floor rear extension projects 3040mm from the existing rear elevation and spans 5185mm across the rear from a 211mm set back to the shared boundary to sit in line with the existing side elevation. The side close to the shared boundary features a 45degree cut off with the side elevation projection 1742mm. The proposed rear extension is finished in matching brick and gable roof with matching tile. A window is featured to the side elevation.

Installation of new driveway to front following creation of access

A new access to Cavendish Road (classified) is situated close to the shared boundary on the junction with Disley Road. The new driveway is to be permeable gravel hardstanding. Existing boundary treatments are to be maintained (albeit with a new access opening)

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Services were consulted on this application as the proposal creates a new vehicle access onto a classified road (Cavendish Road). Highways requested clarification on the parking space size and vehicle splay.

Notifications

Local Residents

12no comments received in objection to the proposed development with concerns regarding

- Loss of light from the first-floor rear extension
- Impact of massing
- Design and use of materials
- Lack of green space
- Impact on parking
- Impact on bins/waste storage
- Impact from the construction
- Concerns on setting a precedent
- Impact of the above on property price.

Relevant planning concerns will be taken into consideration when assessing the proposed development.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The two-storey rear extension would project beyond the outrigger extension and close in the gap between the rear of properties on Cavendish Road and the side of the property on Disley Avenue having a significant impact on massing, overbearing and light.

Updated proposed development

The updated scheme removes the first-floor part of the extension and removes the proposed driveway and access as the parking space would not meet the 6mx3m space standard.

The description of development has been updated to read 'Erection of single storey side extension and single storey rear extension.'

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

As the changes to the scheme significantly alter the description of development and due to the number of comments on the submitted plans, the same neighbours were notified to allow them to make a comment within 14 days.

Notifications

Local Residents

4no comments received in objection to the proposed development with concerns regarding

- Size and scale
- Loss of external amenity space
- Loss of light
- Lack of bin storage
- Design, materials and impact to character of the area

Relevant planning concerns will be taken into consideration when assessing the proposed development.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor level.

The proposed ground floor side extension maintains a good gap to the boundary with the highway and its sloping roof form helps reduce massing to the open corner.

At 3265mm the projection is little over the permitted development projection (3000mm) and the massing effects to the adjacent neighbour would not be significant enough to warrant refusal.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension at No64 and No88 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal. The windows proposed to the side elevation of the side extension would not provide significantly more overlooking that is available from windows the existing side elevation.

Light

Given the proposal is entirely at ground floor level and the orientation of the properties, with north facing rear yards and the main dwelling blocking direct sunlight for most of the day, the impact to light from the added single storey would not be significantly harmful to warrant refusal

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property and maintains external amenity space to the front side and rear post development. If works were undertaken utilising permitted development rights a similar amount of amenity space would be retained.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. Storage and collection will continue to occur from the rear.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property (on street)

Green Infrastructure including open space, both public and private

The dwelling benefits from a small garden beyond the siting of the proposed development and maintains a good amount of private green space post development (front, side and rear)

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 80 Cavendish Road has been carefully assessed in line with local and national planning policies. Following revisions to address concerns raised during consultation, the updated scheme—comprising a single storey side and rear extension—demonstrates an appropriate scale, design, and use of materials that respect the character of the area. The development is not expected to result in significant harm to residential amenity or the local environment. As such, the proposal is considered acceptable and is recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

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	07 Apr 2025	2504-P0001	THE LOCATION PLAN
b.	Drawing - Site Plan	12 May 2025	2504-P1001B	BLOCK PLAN OF THE SITE
c.	Drawing - Existing	07 Apr 2025	2504-P1101	GROUND FLOOR PLAN
d.	Drawing - Existing	07 Apr 2025	2504-P1102	FIRST FLOOR PLAN
e.	Drawing - Proposed	12 May 2025	2504-P1401B	GROUND FLOOR PLAN
f.	Drawing - Proposed	09 May 2025	2504-P1402B	FIRST FLOOR PLAN
g.	Drawing - Proposed	09 May 2025	2504-P2401A	2504-P2402A 2504-P2403 SECTIONS
h.	Drawing - Proposed	12 May 2025	2504-P3401A 2504-P3402C 2504-P3403A 2504...	ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

91 Cavendish Road, Manchester, M20 1LS
85 Cavendish Road, Manchester, M20 1LS
79 Cavendish Road, Manchester, M20 1LS
84 Cavendish Road, Manchester, M20 1QG
82 Cavendish Road, Manchester, M20 1QG
78 Cavendish Road, Manchester, M20 1QF
95 Cavendish Road, Manchester, M20 1LS
93 Cavendish Road, Manchester, M20 1LS
89 Cavendish Road, Manchester, M20 1LS
87 Cavendish Road, Manchester, M20 1LS
83 Cavendish Road, Manchester, M20 1LS
81 Cavendish Road, Manchester, M20 1LS
77 Cavendish Road, Manchester, M20 1LS
86 Cavendish Road, Manchester, M20 1QG
1 Disley Avenue, Manchester, M20 1JU
2 Disley Avenue, Manchester, M20 1JU

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