

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142827/FH/2025

Date registered valid: 21 May 2025

Proposal: Erection of part single, part two storey side extension and part single, part two storey rear extension.

Address: 7 Maywood Avenue, Manchester, M20 5GR

Ward(s): Didsbury East Ward

Applicant: Ms Jayne Ashbourne

Agent (if any): Mr Jordan Clarke, GoodWinter Design & Planning Ltd

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

Recommendation: Approve

Date of recommendation: 16 July 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations: Printed: 4 June 2025 Expired: 25 June 2025

Neighbour notifications: Printed: 4 June 2025 Expired: 25 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semidetached dwelling house on Maywood Ave. the property features hardstanding to the front and side for off street vehicle parking and a garden to the rear.

Description of area

The proposal is in a mostly residential part of the Didsbury East ward of Manchester. The property is within Flood Zone 2.

Description of development

Erection of part single, part two storey side extension and part single, part two storey rear extension.

Side extension

The proposed side extension projects 1835mm from the existing side elevation, leaving a 550mm gap to the shared boundary and at ground level runs 8860mm from a 2000mm set back to the principal elevation to meet the rear elevation of the proposed rear extension. At first floor the proposed side extension runs 7670mm from a 3000mm set back to the principal elevation to meet the rear elevation of the proposed rear extension. The side extension is finished in matching brick and tile with windows to front and side.

Rear extension

The proposed rear extension projects 2990mm from the existing rear elevation and at ground floor spans 7430mm from a 200mm gap to the shared boundary to meet the side elevation of the proposed side extension. At first floor the proposed rear extension spans 4430mm from a 3000mm set back to the shared neighbour to meet the side elevation of the proposed side extension. The rear extension is finished in matching brick with a sloping tiled roof with rooflight at ground floor and hipped tile roof at first. New glazing features to the new rear elevation.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objections but recommended United Utilities were consulted due to the proximity of a public sewer.

United Utilities

United Utilities were consulted on this application due to the proximity of a public sewer and had no formal comments to make but recommended an informative be attached to the decision.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

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

The two-storey rear extension requires a minor adjustment to ensure that the massing effect to No 9 is minimised.

Updated proposed development

The updated scheme brings rearward projection in slightly by 120mm for a maximum rear projection of 2870mm.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

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](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places

- JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
- Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

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 having a lower hipped roofline than the main roof and setbacks to the principal elevation.

The two-storey side is sufficiently set back from the principal elevation to prevent a significant terracing effect.

The effect on massing to No.5 is minimal given the projection of the rear extension and the 3m gap to the first-floor part. It is noted that the rear projection is less than the 3m limit allowed under permitted development.

The effect on massing to No.9 is greater however given the existing side and rear extension approved at No.9 the proposed extension to No.7 would project no further than the ground rear elevation of the neighbouring extension limiting the impact of overbearing. Combined with the gap to the shared boundary the massing effect is further minimised. An open outlook to the rear window of the side extension at No.9 is maintained.

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.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension, 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 approved adjacent at No.9 and similarly scaled residential extensions in the area and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing 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. Due to the proposed ground floor side windows in close proximity with the boundary these windows are required to be obscure glazed to minimise impacts to privacy.

Light

Given the setback of the first-floor part to No5 and the existing extension to No9 and setback to the boundary the impact to light from the added massing is not so undue as to warrant refusal of planning permission.

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 with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The proposal is located in Flood Zone 2. The applicant provided the required information and, Flood Risk as the LLFA, accepted that the proposal was acceptable.

United Utilities were consulted on this application due to the proximity of a public sewer and had no formal comments to make but recommended an informative be attached to the decision which the applicant should take note of.

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 extensions at 7 Maywood Avenue have been carefully assessed against relevant planning policies and material considerations. The design, scale, and siting of the development are appropriate and sympathetic to the existing dwelling and surrounding area. The proposal does not result in significant harm to residential amenity, visual character, or flood risk. Following minor revisions to reduce massing, the application 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 - Existing & Proposed
ELEVATIONS | 16 Jul 2025 | GW0074.2 | PLANS | AND |
| b. Flood Risk Assessment or Drainage | 21 May 2025 | | EA PRODUCT 4 DATA | |
| c. Flood Risk Assessment or Drainage
FLOOD RISK PROFORMA | 21 May 2025 | | MINOR EXTENSIONS | |

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.

4. Obscured glazing

Before first occupation the windows in the proposed side elevation 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.

INFORMATIVE(S)

1. United Utilities

The applicant should be aware of United Utilities build over policies and processes due to a sewer being located within the proposed construction area.

<https://www.unitedutilities.com/builders-developers/wastewater-services/building-over-a-sewer/building-over-a-public-sewer/>

The applicant should contact the United Utilities wastewater team at seweradoptions@uuplc.co.uk to discuss whether a build over is necessary or not.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

United Utilities Water PLC

549 Parrs Wood Road, Manchester, M20 5GQ

8 Maywood Avenue, Manchester, M20 5GR

5 Maywood Avenue, Manchester, M20 5GR

12 Maywood Avenue, Manchester, M20 5GR

11 Maywood Avenue, Manchester, M20 5GR

10 Maywood Avenue, Manchester, M20 5GR

547 Parrs Wood Road, Manchester, M20 5GQ

545 Parrs Wood Road, Manchester, M20 5GQ

9 Maywood Avenue, Manchester, M20 5GR

6 Maywood Avenue, Manchester, M20 5GR

3 Maywood Avenue, Manchester, M20 5GR

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA