

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142742/FH/2025
Date registered valid: 17 April 2025
Proposal: Erection of single storey rear extension with ramped access
Address: 13 Heston Avenue, Manchester, M13 0UW
Ward(s): Rusholme Ward

Applicant: Mr Arthur Peter Mcdonagh
Agent (if any): Mr Shaun Stephenson, MEAP MCC
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 May 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 May 2025 Expired: 28 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, a driveway to the front, a porch canopy to the side, and a detached outbuilding situated within a spacious side and rear garden.







Description of area

Heston Avenue is a residential cul-de-sac situated within the Rusholme ward of Manchester, close to Birchfields Road, Birchfields Park, and MEA Central Secondary School. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension with a ramped access.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Policies

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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:

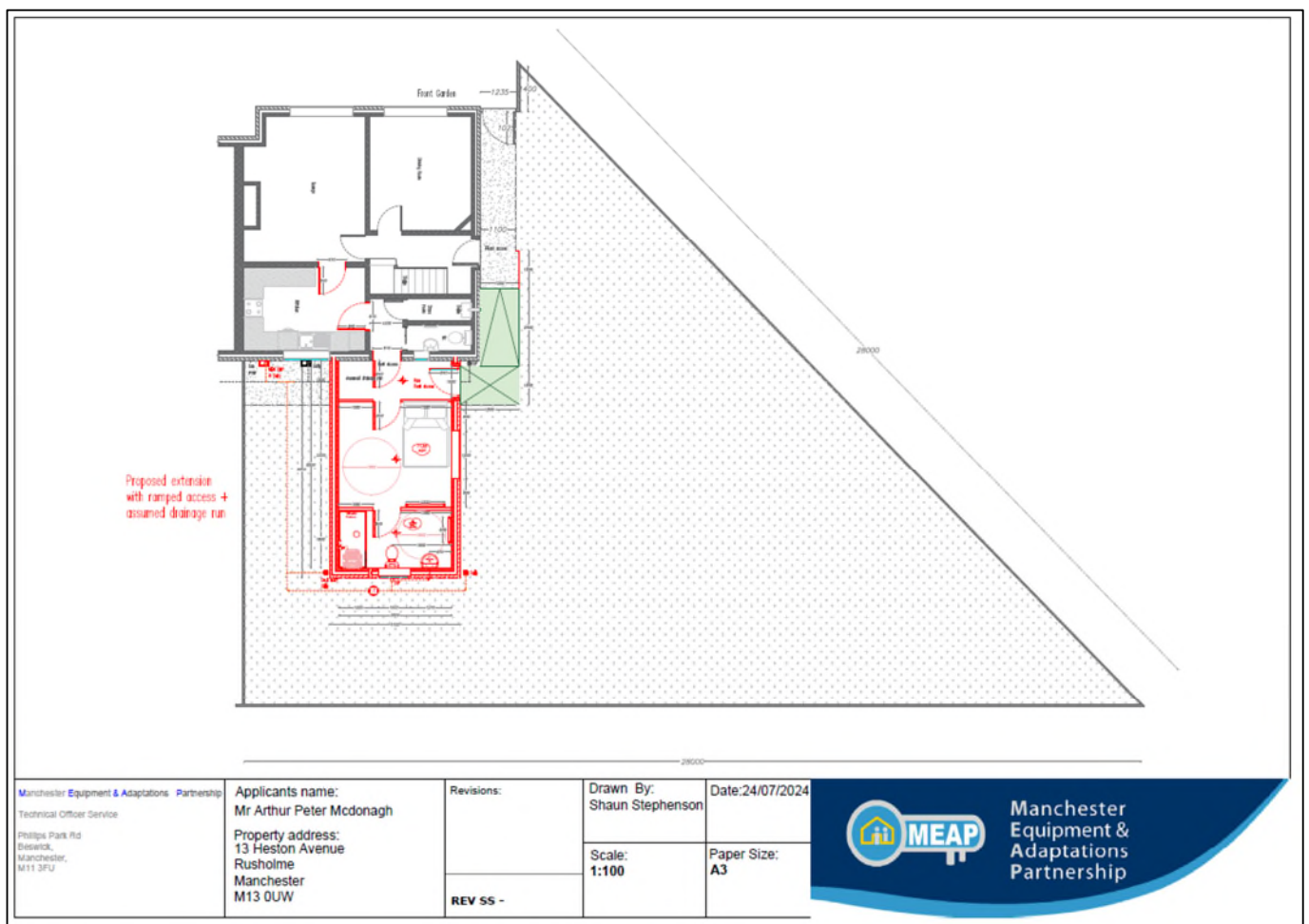
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

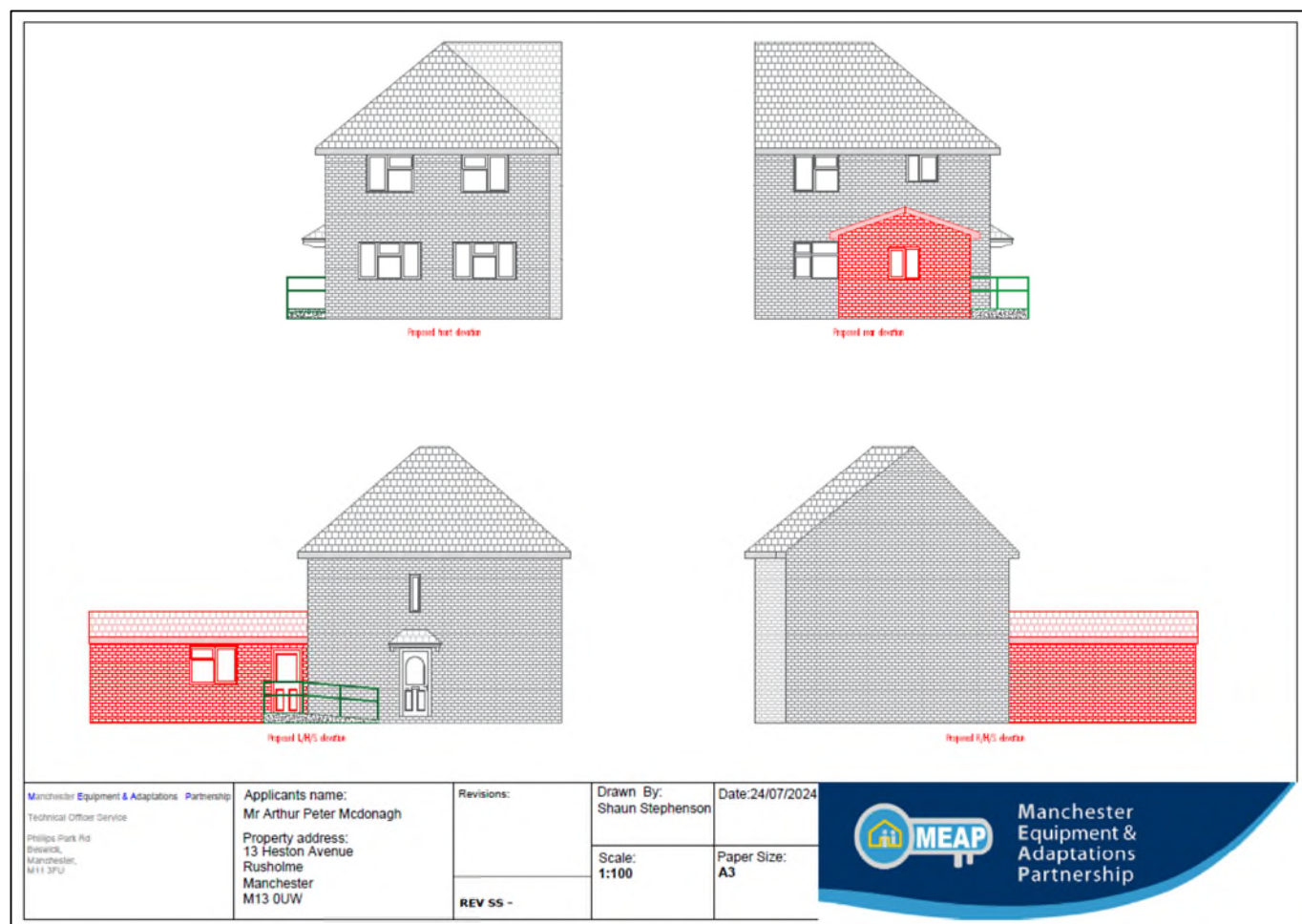
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted proposed plan



Submitted proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the 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 occupiers.

Principle – the principle of erecting a single storey rear extension together with a ramped access to provide improved living accommodation for a disabled resident is acceptable given that many individuals prefer to extend and alter 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.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing west. It would project 6.849m rearwards from the host dwellinghouse, with a width of 4.201m, a dual pitch roof height of 3.501m, and an eaves height of 2.5m. A gap of 2.633m would be maintained to the boundary shared with No.15 Heston Avenue to the north

and a gap of 3.951m would be maintained to the boundary shared with No.31 Craston Road to the west.

The access ramp would adjoin the proposed extension, running roughly east to west. It would consist of a level platform immediately outside the doorway to the extension, measuring to 1.8m in length, 1.2m in width, and 0.29m in height (bordered by a 1m-high handrail), with a ramp measuring to 2.4m in length and 1.2m in width (also bordered by a 1m-high handrail).

The 6.849m total rearward projection of the combined additions to the host dwellinghouse exceeds the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, is considered acceptable in these circumstances given that it would significantly improve the quality of life of a disabled resident by providing a ground floor accessible bedroom and bathroom/wet room. Further to this, the proposal is not considered to have an unduly harmful impact upon the residential amenity of neighbouring occupiers, given its single storey nature together, with a maximum roof height of 3.951m and considerable gaps maintained to the plot's shared boundaries, ranging from 2.6333m to 3.951m. Moreover, no objections were received from local residents in response to the proposal.

With the above reasoning in mind, the siting, scale, and massing of the proposal is considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy. It should also be noted that the proposal also meets the provisions of saved policy DC1.5 of the Unitary Development Plan for the City of Manchester which indicates that the Council will consider on their merits exemptions to policies in the case of applications from disabled people who may require particular adaptations to their homes. Therefore, though sizeable in scale, the proposal is considered acceptable.

Appearance and visual amenity – the details on the submitted application form indicate that the extension would be built of materials to match the existing dwellinghouse, including common brickwork, roof tiles, and uPVC windows and doors. Its northern elevation, facing No.15 Heston Avenue, would be blank and featureless, whilst its rear elevation would feature 1no. window and its southern elevation would feature 1no. window and 1no. inward-opening door. Its roof slopes would also be blank.

It is understood that the access ramp would be a simple construction consisting of flagged paving stones and would be bordered by a 1-m high metal handrail.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, away from the public footpath and highway, the proposal would not be highly visible within the street scene or public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension and ramp do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity - given that the rear extension would be single storey with a maximum roof height of 3.501m and considerable gaps maintained to the plot's shared boundaries

(ranging from 2.6333m to 3.951m and 8m), it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Its windows would be sited a sufficient distance away from the plot's shared boundaries so as to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the minor nature of the access ramp, with considerable gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

Moreover, any perceived harm caused to the residential amenity of the area is considered to be outweighed by the clear benefits of the proposal which include improving the quality of life of a disabled resident. The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations proposed.

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 policy DC1 of the Unitary Development Plan for the City of Manchester, 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 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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

Materials details specified within the submitted application form titled 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13949571', stamped as received by the City Council as Local Planning Authority on the 17th April 2025.

'Proposed front elevation. Proposed rear elevation. Proposed L/H/S elevation. Proposed R/H/S elevation', stamped as received by the City Council as Local Planning Authority on the 17th April 2025.

Proposed site plan labelled 'Proposed extension with ramped access + assumed drainage run', stamped as received by the City Council as Local Planning Authority on the 17th April 2025.

Proposed ground floor plan of extension labelled 'Proposed extension with ramped access + assumed drainage run', stamped as received by the City Council as Local Planning Authority on the 17th April 2025.

'Typical Eaves and Roof Detail. Foundation and Wall Detail', stamped as received by the City Council as Local Planning Authority on the 17th April 2025.

Construction details, stamped as received by the City Council as Local Planning Authority on the 17th April 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 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

64 Old Hall Lane, Rusholme, Manchester, M13 0UD
35 Craston Road, Manchester, M13 0UT
11 Heston Avenue, Manchester, M13 0UW
37 Craston Road, Manchester, M13 0UT
33 Craston Road, Manchester, M13 0UT
29 Craston Road, Manchester, M13 0UT
15 Heston Avenue, Manchester, M13 0UW
31 Craston Road, Manchester, M13 0UT

Appendix 2 – Planning constraints

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