MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142603/FH/2025
Date registered valid:	16 April 2025
Proposal:	Erection of a single storey side and rear extension
Address:	10 Lancing Avenue, Manchester, M20 6ET
Ward(s):	Didsbury East Ward
Applicant:	Msq Joanne Pattinson
Agent (if any):	Mr Darren Buckley
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20 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: 1 May 2025 Expired: 23 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 semi-detached C3 dwellinghouse of redbrick and cream-coloured render with a grey concrete tile dual pitch roof, featuring a catslide gable roof form to the front. The property features a mixture of white uPVC and black uPVC-framed windows, a front porch, a paved driveway and front garden bordered by a low-level redbrick wall, a rear dormer extension, a single storey rear outrigger with a pitched roof, a flat-roofed rear extension, and a detached outbuilding situated within a modest rear yard.

Description of area

Lancing Avenue is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Burnage Nature Wood Fields, and Burnage railway station. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached 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 side and rear extension to provide additional living accommodation.

Planning history

134680/LP/2022 - Enlargement of a dwellinghouse with a rear dormer and installation of 2no. rooflights to front – Approved (30.09.2022).

Consultations & Notification Responses

1no. letter of objection was received from local residents in response to this application. Their comments are summarised as follows:

- The extension would detrimentally affect the residential amenity of the area, causing a loss of light and privacy.
- Construction activities associated with the extension would be disruptive, causing environmental and noise pollution to the detriment of surrounding occupiers.

1no. neutral letter was received from local residents in response to this application. Their comments are summarised as follows:

- No objection to the works themselves.
- The extension should be built up to the shared boundary.
- The extension should utilise matching brickwork to the rear.
- A party wall agreement should be provided for adjoining neighbours.

Policies

The following policies are considered relevant in the consideration of this application.

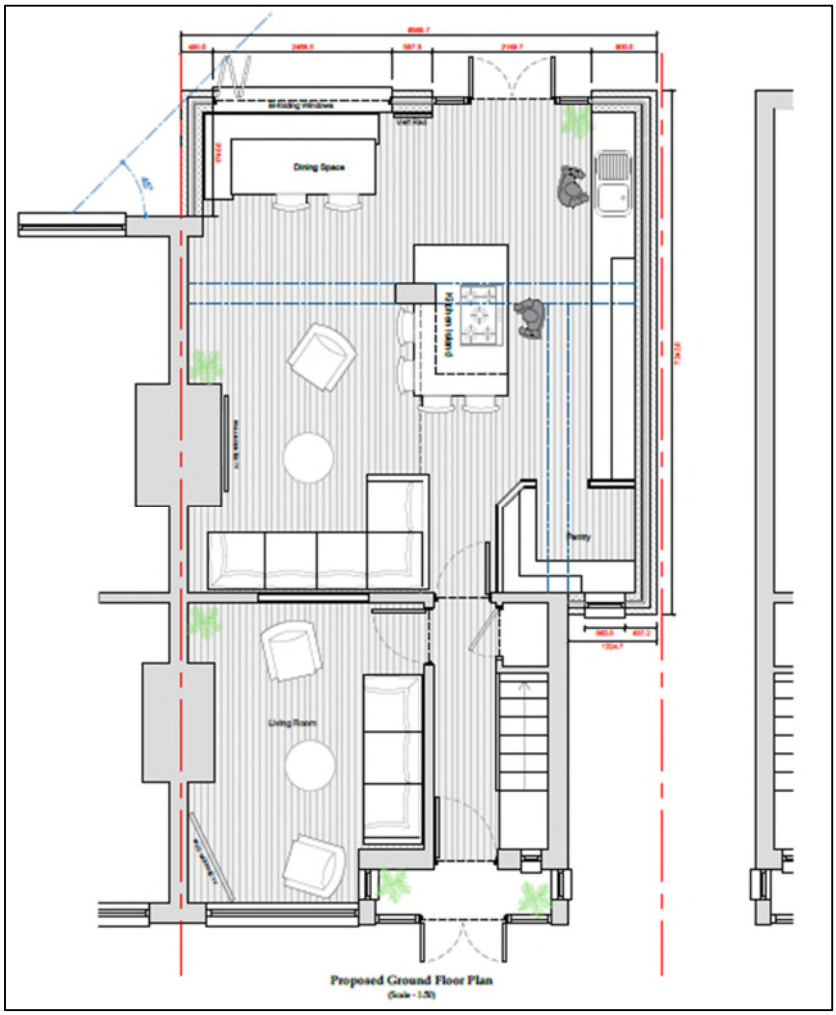
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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

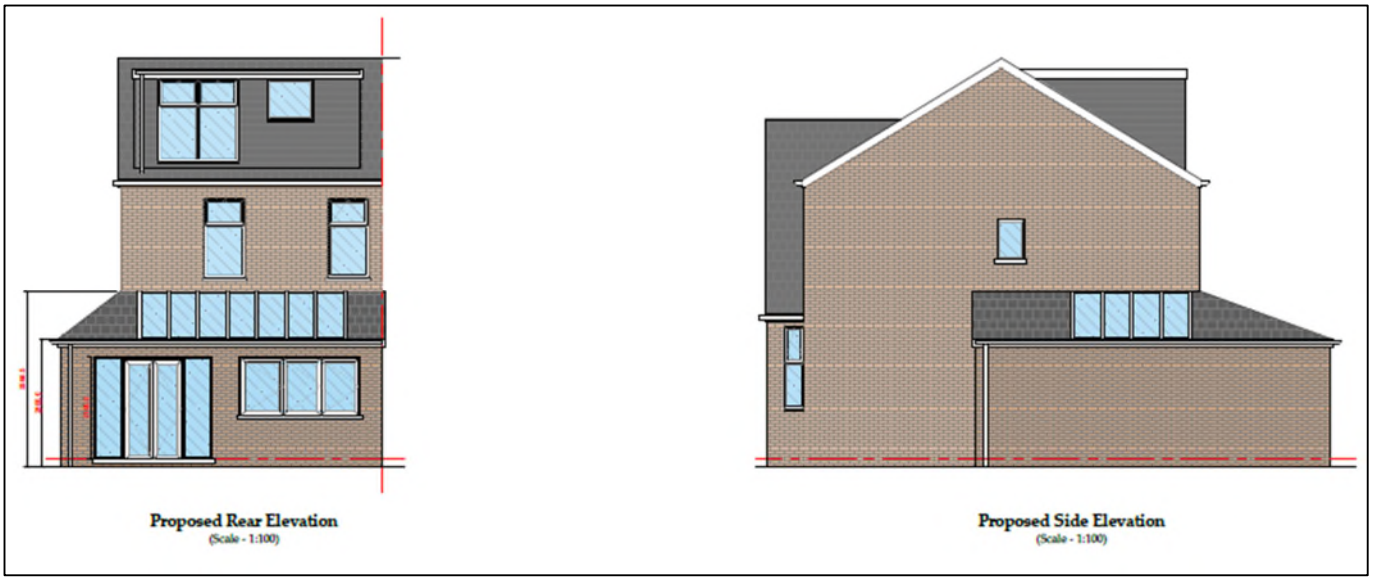
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

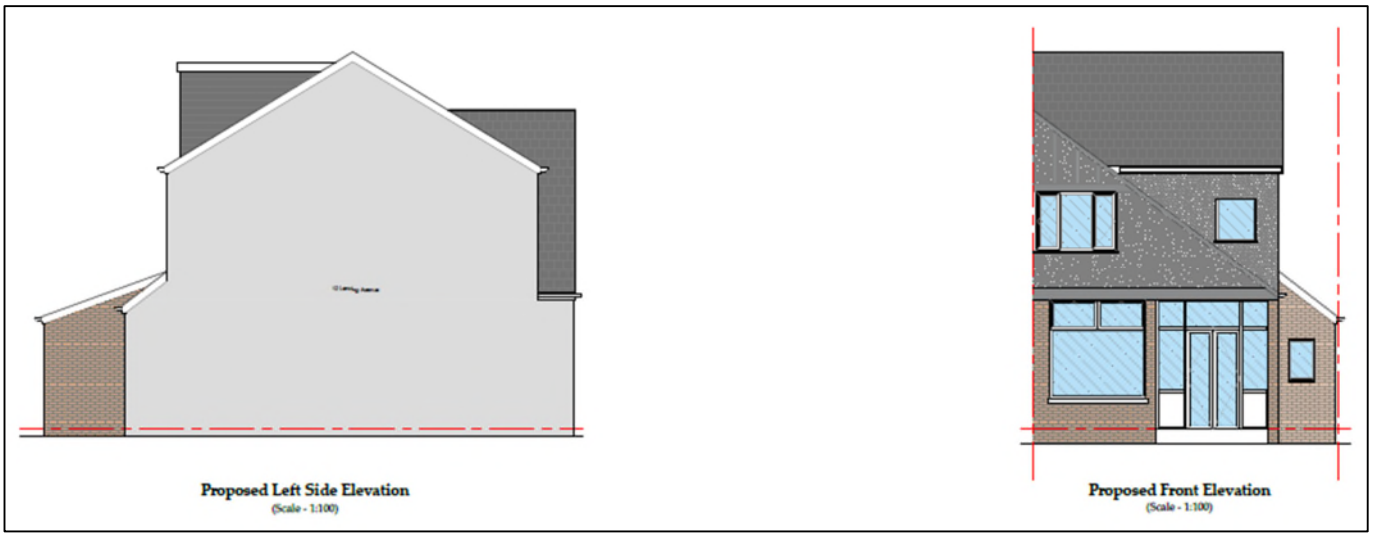
- Policy JP-P1: Sustainable Places



Submitted proposed ground floor plan



Submitted proposed rear and side elevations



Submitted proposed front and side 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 side and rear extension to provide additional living accommodation for a family dwellinghouse 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 to the side and rear of the host dwellinghouse, wrapping around its southern and western elevations, replacing the existing rear outrigger and extension. It would project 1.7m rearwards from the host dwellinghouse, with a length of 7.242m, a sideward projection of 1.224m, a width of 6.565m, a hipped roof height of 3.586m and an eaves height of 2.6m. It would be sited along the boundaries shared with No.8 and No.12 Lancing Avenue.

The 1.7m rearward projection of the extension would not exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Further, to this, the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Given that the existing rear outrigger and extension would be replaced by the proposal, it is considered that sufficient private outdoor amenity space would be retained with further outdoor space also retained to the front of the property.

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.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the extension would be built of brickwork and roof tiles to match the existing dwellinghouse. The extension would feature blank side elevations, 1no. window to the front, and a set of bi-folding windows and a set of outward-opening patio doors framed by glazing to the rear. Its rear-facing roof slope would feature 7no. glazing panels, whilst its west-facing roof slope would feature 4no. glazing panels.

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 in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. 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 extension 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 – it is acknowledged that concerns were raised in relation to the proposal's impact upon the residential amenity of the area, with the potential to cause a loss of light and privacy.

However, given that the extension would be single storey, sited predominantly to the south of the host dwellinghouse, with a maximum roof height of 3.586m and would project no further than the existing flat-roofed addition present to the rear of the property, featuring subservient dimensions, 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. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Waste storage – the proposal would result in external access to the rear of the property being lost, however, sufficient space would be retained along the western side of the property to allow

for the property's bins to continue to be stored away from the street scene and public highway. These arrangements are considered acceptable.

Parking – the current parking arrangements would be unaffected by the proposal as the driveway space would be retained.

Elevational alterations – none proposed.

Construction activities – any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Other matters – the proposed front and rear elevations depict a slight overhang of the extension into the neighbouring residential plots of No.8 and No.12 Lancing Avenue. As Ownership Certificate B has been completed and the requisite notice served on the relevant landowners with no objections received from these residents, this is considered acceptable. Further issues associated with this overhang would be regarded as civil legal matters between the parties that should be dealt with under separate legislation and would not represent material considerations of Manchester City Council Planning.

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 polices 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13909234', stamped as received by the City Council as Local Planning Authority on the 30th May 2025.

‘Proposed Left Side Elevation. Proposed Front Side Elevation’, stamped as received by the City Council as Local Planning Authority on the 6th May 2025.
‘Proposed Rear Elevation. Proposed Side Elevation’, stamped as received by the City Council as Local Planning Authority on the 28th May 2025.
‘Proposed Ground Floor Plan’, stamped as received by the City Council as Local Planning Authority on the 28th May 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

12 Lancing Avenue, Manchester, M20 6ET
11 Lancing Avenue, Manchester, M20 6ET
9 Scarisbrick Avenue, Manchester, M20 6EU
11 Scarisbrick Avenue, Manchester, M20 6EU
9 Lancing Avenue, Manchester, M20 6ET
8 Lancing Avenue, Manchester, M20 6ET
7 Scarisbrick Avenue, Manchester, M20 6EU

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