MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142621/FH/2025
Date registered valid:	3 April 2025
Proposal:	Erection of two storey side extension
Address:	43 Redwing Avenue, Manchester, M21 7JS
Ward(s):	Chorlton Park Ward
Applicant:	Mrs Emma Rose
Agent (if any):	Mr Philip Lambert Philip Lambert Architecture
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28.05.25

Standard consultations:
No consultations have been printed and sent.

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

Description of site/building
The property that is the subject of this householder application is a red brick and render two storey three bed dwellinghouse. It has a long driveway with garden area to the frontage and garden areas to the side and rear of the property. It occupies a wedge shape plot and is set back from the linear layout of the remaining properties on this section of the estate. The properties that form part of this estate were constructed on the former Oakwood School site) approved 2014.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential with properties of a similar character, materiality and size to the proposal site, comprising of a wider housing estate. To the east of the site is Barlow Hall Primary school, and to the rear (south west) of the site is Chorlton Golf club

Description of development
The proposed works comprise of a part single part two storey side extension. The first floor is set back from both the front and rear of the building, with these elements comprising of single storey in these locations. The extension would provide additional living accommodation in the form of open plan kitchen / dining area to the ground floor and bedroom and en-suite to the first floor. The materials proposed would match those of the existing property.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Issues

Policies & Principle
Summary of relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:

- DM 1 - Development Management
- SP 1 - Spatial Principles
- EN 1 - Design Principles and Strategic Character Areas
- EN 8 - Adaptation to Climate Change
- EN 14 - Flood Risk
- EN 16 - Air Quality
- EN 18 - Contaminated Land and Ground Stability
- EN 19 - Waste

Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC26 - Development and Noise

The National Planning Policy Framework (The NPPF December 2024) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated in December 2024. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:

- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of extending a residential property in a residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity, which in turn should be balanced against the improvements for the occupant.

Residential Amenity
The application site comprises a two-storey semi-detached property within a predominantly residential area of Chorlton Park. lt is neither listed nor in a conservation area. The site is open plan to the frontage with a flagged path leading to the front door and down the side of the property. There is a 2 metre high close boarded timber fence as a separating boundary treatment between the property at number 43 Redwing and the properties set further forward at numbers 45 and 47 Redwing. The properties are set at a 45 degree angle to each other.

Whilst the side extension would take number 43 Redwing closer to the common boundary, it is not considered that this would have a detrimental impact upon the residential amenity currently enjoyed by the occupants of number 45 Redwing due to the orientation of the two properties and their relationship to each other. There is also high dense coverage of trees within the garden of number 45 Redwing Avenue and from Chorlton golf club. This masks much of the site from the neighbouring property.

The windows are mainly located in the front and rear elevations overlooking the applicants own garden area. There is one window in the side elevation, this would serve the master bedroom, however again due to their relationship to each other, this would have no direct views into the neighbouring property but would look over neighbouring gardens. Again much of the views into and out of this window would be screened due to the very high tree cover. It is noted that a first floor front facing window serving an ensuite is to be obscure glazed as annotated on the proposed plans, this would limit views across the rear of number 45 Redwing Avenue, a condition is proposed to ensure this window is obscurely glazed.

With regards to the occupants of the adjoining half of the proposal property at number 41 Redwing Avenue, as the extension projects no further rearward or forward than the existing building lines, the extension would not be in their sightlines. The extension to the side has been set back at first floor from the front and rear and has also been set lower than the existing gable on the property. It is not considered that the proposal would result in a a detrimental impact upon the neighbouring properties, and it is also considered that there would be sufficient amenity space retained for the occupants of the host property post development.

The considered design enables the applicant to increase the footprint to provide additional accommodation to meet changing household needs.

Visual Amenity
The proposed extension would be constructed in matching materials to the host property and would assimilate well with the existing fabric. The aesthetics of the existing property would not be impacted, and the proposed extension reflects the design of the dwellinghouse and those within the immediate area. The extension, given the siting of the property, would not be readily visible from the streetscene and it is not considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, nor have a detrimental impact upon the property itself nor the character of the area within which it is located. The proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, Scale and Massing

The Siting scale and massing of the proposed extension are considered acceptable. The extension proposed on the side in this location has the least impacts on the neighbouring properties, it sits at an angle to number 45 Redwing Avenue, retains a gap to the common boundary and has been designed so as to be subservient to the existing property. It is of a relative scale to the host property and other properties within the estate. By setting the extension down to single storey to the front and rear this helps to reduce the overall massing of the extension when viewed in the context of the existing dwellinghouse and neighbouring properties.

It presents as an acceptable addition and is not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and Appearance
The design of the proposals would complement the original aesthetic of the property in that the materials would match those of the main dwellinghouse. It is considered that the proposal is acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

SUDS- The estate has the benefit of Sustainable Urban Drainage scheme . The location of this is in the rear gardens of the properties. As such the Permitted Development Rights were removed from this and other properties to enable assessment of the situation. Having discussed the issue with Building Regulations colleagues there must be a 5 metre clearance afforded the SUDS. Given that this proposed extension is on the side of the property and does not project from the rear, the installed SUDS are not affected by this proposal.

Trees
The site has a high dense tree cover incorporated along the common boundary with number 45 Redwing Avenue, these are trees that sit outside of the site and proposal would not impact upon these trees.

Disabled Access
The proposal would not have exterior entrance points with the access to the extension being only from within the existing property. The access to which is level.

Bins
The proposal has no impact on the current waste management.

Parking
Car parking is not affected by this proposal.

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

The application has been determined in a positive and proactive manner. In this instance appropriate conditions have been attached to the decision which has been issued within statutory timescales.

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 this permission.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
00-01 Site location Plan
01-02 Rev B Proposed Site Plan
01-03 Rev C Proposed Ground Floor Plan
01-04 Rev C Proposed First Floor Plan
01-05 Rev B Proposed Elevations
All received 3rd April 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, this includes mortar and patching in.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension and in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order 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 drawings.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the extension hereby approved, the first floor window in the north (front) elevation as shown on the approved 'Proposed Elevations 01-05 Rev B' 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

INFORMATIVE
The estate has the benefit of Sustainable Underground Drainage. The location of this is in the rear gardens of the properties. As such the Permitted Development Rights were removed from this and other properties to enable assessment of the situation. This will need to be taken into consideration if excavation of the garden to the rear takes place. This would be dealt with at Building Regulations stage.

Appendix 1 – List of consultees & neighbours notified

16 Redwing Avenue, Manchester, M21 7JS
18 Redwing Avenue, Manchester, M21 7JS
49 Redwing Avenue, Manchester, M21 7JS
39 Redwing Avenue, Manchester, M21 7JS
41 Redwing Avenue, Manchester, M21 7JS
45 Redwing Avenue, Manchester, M21 7JS
47 Redwing Avenue, Manchester, M21 7JS

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