

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

Application no. 142532/FH/2025
Date registered valid: 26 March 2025
Proposal: Erection of a ~~part two storey, part~~ single storey rear extension
Address: 18 Harley Avenue, Manchester, M14 5DJ
Ward(s): Rusholme Ward

Applicant: Shahid Mansoor, Blackrock Holding Group Ltd
Agent (if any): Jeff Smith
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 May 2025

APPLICATION DETAILS

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 16 April 2025
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 7 April 2025 Expired: 30 April 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 is related to a two-storey end terrace dwellinghouse on the corner of Harley Avenue and Upper Kent Road. The property features a small yard to front side and rear with no off-street parking.

Description of area

The proposal is in a mostly residential part of the Rusholme ward of Manchester

Description of development

Erection of a part two storey, part single storey rear extension

Ground floor rear extension

The ground floor part of the proposed rear extension projects 3400mm from the existing rear elevation and spans 6800mm across the full rear of the property. The single storey element is finished with a flat roof with roof lantern.

First floor rear extension

The proposed first floor rear extension projects the same 3400mm and spans 4270mm to leave a 2500mm gap to the shared boundary. The proposed extension is finished in matching brick with a hipped tile roof.

PLANNING HISTORY

There is no planning history at the address.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

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

The first floor would project to the boundary and close off the terrace and remove the sense of openness. This is especially important to these tight terrace streets where the separation distances are already minimal.

The rear window would also be on the boundary wall which wouldn't be acceptable for security concerns.

Updated proposed development

The updated scheme removes the first-floor part of the extension and the rear window. The description of development has been updated to reflect the change.

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
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - 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

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 level.

The projection and massing of the rear extension is acceptable.

Due to its size, position and location in relation to neighbours the proposal would not create a 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 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 approved at No4 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding doors to the new rear side however given these are at ground floor and are similar windows on this elevation (defacto front windows given the property orientation) the impact to privacy is minimal.

Light

Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site.

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 proposal has no impact on green infrastructure.

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 18 Harley Avenue, involving the erection of a part two-storey, part single-storey rear extension, has been carefully assessed against relevant planning policies and guidelines. The revised scheme, which removes the first-floor extension, ensures that the development is subservient to the original dwelling and maintains the character of the surrounding area. The proposal is designed to match the existing building in style and materials, and it does not adversely impact the amenity of neighbouring properties in terms of privacy, light, or noise. The development is considered to be in accordance with the Manchester Core Strategy, the Places for Everyone Plan, and the National Planning Policy Framework. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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 | 22 Apr 2025 | SK01-A | LOCATION & SITE PLAN |
| b. Drawing - Existing | 26 Mar 2025 | SK02 | FLOOR PLAN |
| c. Drawing - Proposed | 19 May 2025 | SK04-C | FLOOR PLAN |
| d. Drawing - Existing | 26 Mar 2025 | SK05 | ELEVATION |
| e. Drawing - Proposed | 19 May 2025 | SK06-C | ELEVATION |

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. Flat roof restriction

The flat roof of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

17 Harley Avenue, Manchester, M14 5DJ

61 Scarsdale Road, Manchester, M14 5PY

11 Upper Kent Road, Manchester, M14 5DH

9 Upper Kent Road, Manchester, M14 5DH

15 Upper Kent Road, Manchester, M14 5DH

13 Upper Kent Road, Manchester, M14 5DH

59 Scarsdale Road, Manchester, M14 5PY

57 Scarsdale Road, Manchester, M14 5PY

16 Harley Avenue, Manchester, M14 5DJ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA