



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142245/FH/2025

DATE REGISTERED VALID: 4 March 2025

PROPOSAL: Erection of part single, part two storey side extension to form additional living accommodation

ADDRESS: 2 Rothley Avenue, Manchester, M22 8EX

WARD(S): Northenden Ward

APPLICANT: Mr A Raoufi

AGENT (IF ANY): David Ormesher, Holborow & Ormesher

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 28 March 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	12 March 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 6 March 2025 Expired: 27 March 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 related to a two-storey semi-detached dwellinghouse on the corner of Rothley Avenue and Benchill Road. The property is located on an angled corner with the main external amenity space to the side and front and a small rear space to the rear. The property does not feature off street parking.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Northenden ward of Manchester.

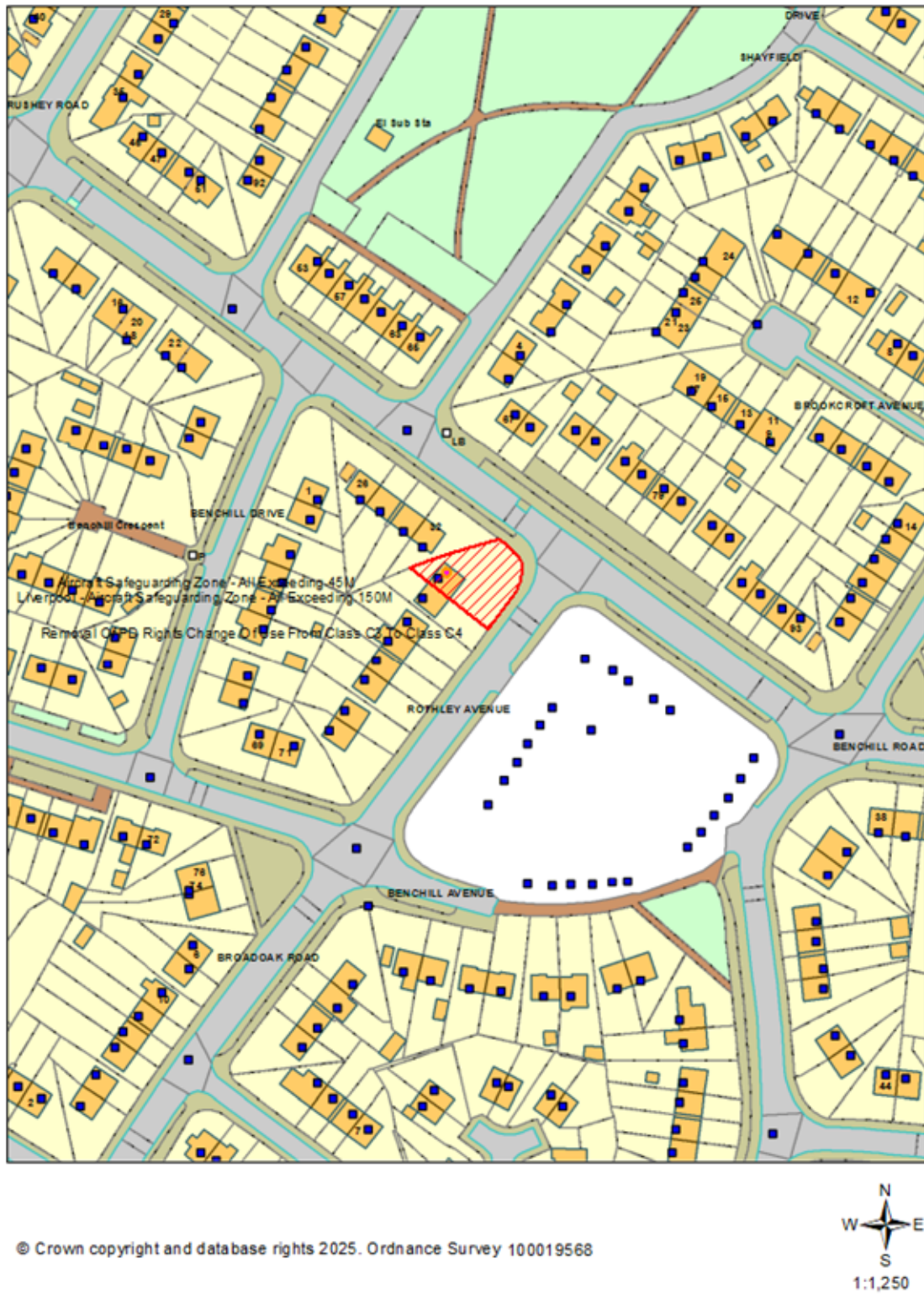


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of part single, part two storey side extension to form additional living accommodation.

GROUND FLOOR SIDE EXTENSION

The proposed ground floor side extension projects 4000mm from the existing side elevation and runs 5000mm from the principal elevation where it reduces to 1500mm at the rear elevation angled parallel to the boundary for the remaining 1700mm. The ground floor part has a sloping tiled roof up to the setback first floor and is finished in matching brick with glazing to front side and rear.

FIRST FLOOR SIDE EXTENSION

The proposed first floor side extension has a similar footprint to the ground floor but starts from a 1000mm set back to the first floor. The extension is finished with a hipped roof and glazing to front and rear.

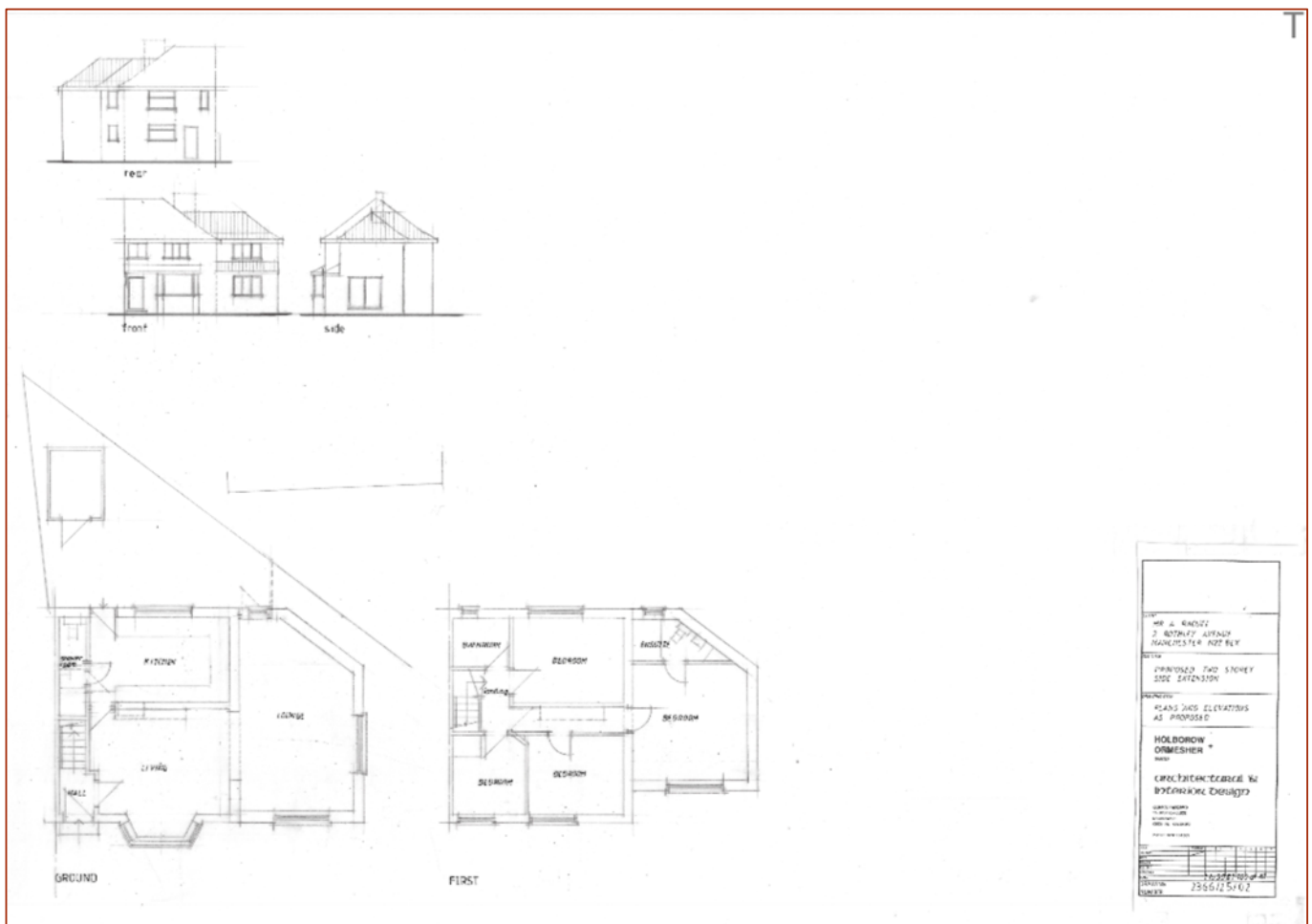


Figure 3. Proposed plans and elevations

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o 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 with a set back to the first floor creating a lower hipped roof line.

Due to its, size, position and location in relation to the neighbour with an 850mm gap to the shared boundary, the proposal would not create an over-dominant or overbearing feature.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

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 a similar extension approved at no35 Rushey Road and a new housing development approved on the site opposite (137919/FO/2023) and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding bifold doors 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.

The new rear facing first floor windows are required to be obscure glazed to minimise overlooking concerns. The side facing window is an ensuite bathroom window so shouldn't be onerous on the applicant. This has been conditioned.

LIGHT

It is considered that the scheme may result in some loss of light to the neighbouring property by enclosing the space to the east, however this is not considered to be such a significant loss due to the presence of the application property to the south east of the neighbouring property.

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, an access is maintained to the side.

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 site is not located in a flood risk area and therefore does not require a flood statement or assessment 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, which includes a part single, part two-storey side extension, is designed to be in keeping with the existing property and the surrounding area. The use of matching materials and the subservient design ensure that the extension will not be overbearing or out of character. The impact on neighbouring properties in terms of privacy, light, and noise is minimal, and the proposal complies with relevant local and national planning policies. 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) 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. Application Form | 21 Feb 2025 | Public |
| b. Drawing - Location Plan | 21 Feb 2025 | |
| c. Drawing - Site Plan | 21 Feb 2025 | PROPOSED |
| d. Drawing - Existing | 21 Feb 2025 | 25/01 PLANS AND ELEVATIONS |
| e. Drawing - Proposed | 21 Feb 2025 | 25/02 PLANS AND ELEVATIONS |

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 first floor rear elevation of the approved side extension 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

75 Benchill Road, Manchester, M22 8EN
 73 Benchill Road, Manchester, M22 8EN
 71 Benchill Road, Manchester, M22 8EN
 69 Benchill Road, Manchester, M22 8EN
 67 Benchill Road, Manchester, M22 8EN
 81 Benchill Road, Manchester, M22 8EN
 79 Benchill Road, Manchester, M22 8EN
 77 Benchill Road, Manchester, M22 8EN
 32 Benchill Road, Manchester, M22 8EH
 4 Rothley Avenue, Manchester, M22 8EX
 30 Benchill Road, Manchester, M22 8EH
 6 Rothley Avenue, Manchester, M22 8EX

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