MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142493/FH/2025
Date registered valid:	21 March 2025
Proposal:	Erection of two storey side extension, part-single storey part two storey rear extension and single storey front porch.
Address:	7 Chorley Wood Avenue, Manchester, M19 1HE
Ward(s):	Burnage Ward
Applicant:	Mr Mohammed Humza Choudhry
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **6th 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: 9 April 2025 Expired: 2 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

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 semidetached dwellinghouse on Chorleywood Avenue. The property features a garden to front and rear with no off-street parking.

Description of area

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

Description of development

Erection of two storey side extension, part-single storey part two storey rear extension and single storey front porch.

Two storey side extension

The proposed two storey side extension projects a minimum of 1902mm from a 700mm set back to the principal elevation spanning 9934mm to 5750mm at the rear elevation of the proposed rear extension. The extension follows the angled boundary, retaining a 200mm gap. The extension is finished in matching brick and gable end tiled roof. The extension features new glazing to the rear. A bin store sits within the 700mm set back.

Part-single storey part two storey rear extension

The ground floor part of the rear extension projects 4500mm from the existing rear elevation and spans 12659mm to meet the side elevation of the proposed side extension. The first-floor part of the rear extension projects 4500mm and spans 9885mm from a 2500mm gap to the shared boundary to meet the side elevation of the proposed side extension. The proposed rear extension is finished in matching brick and tile roof with glazing to the rear.

Single storey front porch.

The proposed single storey front porch projects 1918mm from the existing principal elevation and spans 2435mm across the front of the property. It is finished with a gable roof.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
No representations received.

NEGOTIATIONS

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

There is a concern on the size and scale of the two-storey side extension and its potential to be overbearing on No.9. The proposal would create an imposing 8.8m two storey wall along the boundary.

Amended plans were submitted to deal with the concerns raised and form part of the assessment of the proposals.

Updated proposed development

Erection of part single, part, two storey side extension, part-single storey part two storey rear extension and single storey front porch.

The updated proposal retains the same footprint at ground floor level but pulls the first-floor side extension away from the boundary, so it sits parallel to the existing dwelling elevation. This creates a 2700mm gap to the shared boundary at the rear. The updated plans also change the gable end to a hipped end roof.

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
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- 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.

Whilst the proposals would increase the overall footprint and size of the property attempts have been made to design the proposal to be subservient to the original dwelling house including with a lower roof line to the two storey elements and matching materials.

The two-storey side is considered to be sufficiently set back (1700mm) from the principal elevation to prevent a terracing effect.

The first-floor side element moves away from the boundary to the rear to prevent a large two storey massing on the boundary and combined with the hipped roof further reduces the massing effect to No. 9.

The first-floor rear element is set away from the shared boundary reducing the effect to No.5.

The Ground floor elements sit at both boundaries, but their scale reduce the massing effects. The 4500mm projection of the rear is inline with others in the area (and 1500mm beyond the permitted development allowance)

It is considered that given the character of the area where tighter relationships exist between properties that there are sufficient distances retained to the boundary with properties on Shawbrook Road to minimise massing issues.

The new porch is of a size and design to be expected of a porch feature and is not considered to be an overly bulky addition within the streetscene.

Due to its, size, position and location in relation to the neighbours, the proposal is not considered to create an over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Due to the location and siting of the proposals it is considered that there would be minimal views of the main proposed works from the street. Given the position of the extension, together with the use of proposed materials, the character of the street would not be unduly affected.

Effects on amenity

Privacy

The proposal includes adding glazing to the new rear elevation at ground and first floor. Given the projection of the extensions these would take these windows closer to the rear boundary of the property and existing residential properties location on Shawbrook and Baldwin Road. However, these windows would be at an angle to the closest properties and are not considered to give rise to unacceptable levels of impact that would warrant a refusal of the proposal. It is noted that there are a number of relationships between properties within the area given the street layouts where similar distances exist.

The first floor front bedroom window would provide views down and across the neighbouring properties front garden, such views would also be gained from the existing first floor windows although it is acknowledged they would provide a view of the furthermost extent of the garden. Given the relationships of properties to the Avenue there are a range of views across front gardens from adjacent properties, as such it is not considered that the views from this bedroom window or that at the ground floor would be so significant to warrant a refusal of the proposal.

A ground floor window is shown on the boundary with the neighbouring property which would serve an utility room, it is proposed that this window be subject of an obscurely glazed condition to protect amenity.

Light
Given the proposals location and orientation it is not considered that it would give rise to significant impacts in terms of loss of light or overshadowing of existing residential properties.

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. The proposals demonstrate that bins can still be stored at the side of the property aware from the street.

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. 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 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.

CONCLUSION

The proposed development at 7 Chorley Wood Avenue, including the side and rear extensions and front porch, aligns with relevant planning policies and addresses concerns about scale and impact on neighbours. The design is consider to be sympathetic to the existing property and the surrounding area. Therefore, the application is recommended for approval, 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 - Location Plan	21 Mar 2025	A1598(01)AP001	THE LOCATION PLAN
b.	Drawing - Existing	21 Mar 2025	A1598(01)AP002	FLOOR PLANS
c.	Drawing - Existing	21 Mar 2025	A1598(01)AP003	ELEVATIONS
d.	Drawing - Site Plan	23 Apr 2025	A1598(02)AP001 P5	PROPOSED SITE PLAN AND 3D VIEW
e.	Drawing - Proposed	22 Apr 2025	A1598(02)AP002 P5	FLOOR PLANS
f.	Drawing - Proposed	23 Apr 2025	A1598(02)AP003 P5	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. Flat roof restriction

The flat roof of the extension(s) 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.

5. Before first occupation, the ground floor utilities room window within the ground floor side extension as shown on the approved drawings and plans, 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.

5. 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 openings, including windows and doors, shall be inserted within the elevations of the extension hereby approved, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

2 Chorley Wood Avenue, Manchester, M19 1HE

15 Shawbrook Road, Manchester, M19 1DJ

8 Chorley Wood Avenue, Manchester, M19 1HE

5 Chorley Wood Avenue, Manchester, M19 1HE

1 Chorley Wood Avenue, Manchester, M19 1HE

17 Shawbrook Road, Manchester, M19 1DJ

13 Shawbrook Road, Manchester, M19 1DJ

9 Chorley Wood Avenue, Manchester, M19 1HE

4 Chorley Wood Avenue, Manchester, M19 1HE

3 Chorley Wood Avenue, Manchester, M19 1HE

14 Chorley Wood Avenue, Manchester, M19 1HE

13 Chorley Wood Avenue, Manchester, M19 1HE

11 Chorley Wood Avenue, Manchester, M19 1HE

10 Chorley Wood Avenue, Manchester, M19 1HE

6 Chorley Wood Avenue, Manchester, M19 1HE

12 Chorley Wood Avenue, Manchester, M19 1HE

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