

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142374/FH/2025
Date registered valid: 11 March 2025
Proposal: Erection of single storey rear and front extension.
Address: 32 Troutbeck Avenue, Manchester, M4 7JG
Ward(s): Ancoats & Beswick Ward

Applicant: Doreen Ndlovu
Agent (if any):
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 March 2025 Expired: 10 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to an existing two storey mid-terraced property, which benefits from the following current planning permission;

135843/FH/2022 - Erection of front extension to form additional living accommodation -
Approved 13 March 2023.

The arrangement, at the front of the properties, is such that there are dividing walls, between each of the properties, which extend approximately 1.25 metres, from the front of the houses. It is proposed to erect a front extension, which would cover the whole of the property frontage, extending 1.25 metres from the house, up to the edge of the wall petitions. It would have a sloping roof, with an eaves height of approximately 2.5 metres, sloping upwards to a maximum height of 3.6 metres, where it is attached to the main house. This proposed front extension is fundamentally of the same size, scale and design, as that previously approved.

In addition, it is proposed to erect a single storey extension at the rear of the property. This would cover the whole of the rear elevation of the property, extending right up to the common boundaries with nos. 30 and 34 Troutbeck Avenue, but the applicant has confirmed that no part of the proposed rear extension, including the walls, foundations, eaves, guttering, or any other rainwater features, will encroach on the boundaries of either 30 or 34 Troutbeck Avenue and the extension will be constructed entirely within the boundaries of their property. The extension would project 2.1 metres, from the rear of the property, with a flat roof and would have a height of approximately 3 metres.

The extensions would be constructed with common brown bricks and off white render, with concrete roof tiles, on the front extension, to match the existing house.

Consultations & Notification Responses

Local residents - no comments received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential

for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;

- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works (front extension) - The front of this row of properties is quite uniform, with brick partitions between the properties, so the proposed front extension does represent a change to this arrangement. However, the extension sits between the two brick partitions, with only the eaves forward of this point and it is not considered that this change, albeit that it is to a single house on the row, would not have a harmful visual impact on this locality. Also, regard has to be given to the fact that the extension is virtually identical to that which could be built under the existing planning permission.

Impact of works (rear extension) - There is a road (Woodward Street) which runs along the back of this row of properties, but the size of the proposed structure is such that it would meet permitted development requirements. In assessing the proposal, as part of an application for planning permission, though it is not considered that the size of the proposed extension is such that it would adversely impact upon the amenity of surrounding occupiers with regards to loss of light, overbearing impact or impacts on privacy, and it is considered to be in line with Council policy.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, clarification was sought on the extent of the proposed works. Otherwise, no negotiations were necessary as the scheme is considered to be in accordance with City Council policy.

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 site location plan and drawing numbered 2100, stamped as received by the City Council, as Local Planning Authority, on 11 March 2025, and the email from Doreen Ndlovu, dated 29 April 2025, which confirms that all the proposed works would be contained within the curtilage of the property..

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

3) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of 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 openings, including windows and doors, shall be inserted within the elevations of the extension, 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

34 Troutbeck Avenue, Manchester, M4 7JG
12 Woodward Street, Manchester, M4 7JS
7 Troutbeck Avenue, Manchester, M4 7JG
3 Troutbeck Avenue, Manchester, M4 7JG
24 Troutbeck Avenue, Manchester, M4 7JG
15 Troutbeck Avenue, Manchester, M4 7JG
1 Troutbeck Avenue, Manchester, M4 7JG
3 Kingham Drive, Manchester, M4 7JT
36 Troutbeck Avenue, Manchester, M4 7JG
9 Troutbeck Avenue, Manchester, M4 7JG
5 Troutbeck Avenue, Manchester, M4 7JG
30 Troutbeck Avenue, Manchester, M4 7JG
28 Troutbeck Avenue, Manchester, M4 7JG
26 Troutbeck Avenue, Manchester, M4 7JG
22 Troutbeck Avenue, Manchester, M4 7JG
21 Troutbeck Avenue, Manchester, M4 7JG
19 Troutbeck Avenue, Manchester, M4 7JG
17 Troutbeck Avenue, Manchester, M4 7JG
13 Troutbeck Avenue, Manchester, M4 7JG
11 Troutbeck Avenue, Manchester, M4 7JG
4 Downley Drive, Manchester, M4 7JU
2 Downley Drive, Manchester, M4 7JU
1 Kingham Drive, Manchester, M4 7JT
10 Woodward Street, Manchester, M4 7JS

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