

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142098/FH/2025
Date registered valid: 7 February 2025
Proposal: Erection of part single, part two storey extension side and rear extension to form additional living accommodation.
Address: 16 Solent Avenue, Manchester, M8 4QA
Ward(s): Crumpsall Ward

Applicant: Mr Thair Iqbal
Agent (if any): Mr Syed Helal Uddin SHUAS
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 February 2025 Expired: 11 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of redbrick and grey render with a grey slate hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, a front garden bordered by a mid-level redbrick wall capped by timber fencing, a single storey side extension, a single storey side and rear extension and a detached outbuilding situated within a modest rear yard.













Description of area

Solent Avenue is a residential cul-de-sac situated within the Crumpsall ward of Manchester, close to Herristone Park, North Manchester General Hospital, and Crumpsall Metrolink tram station. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Planning history

No previous history.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey side and rear extension to form additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

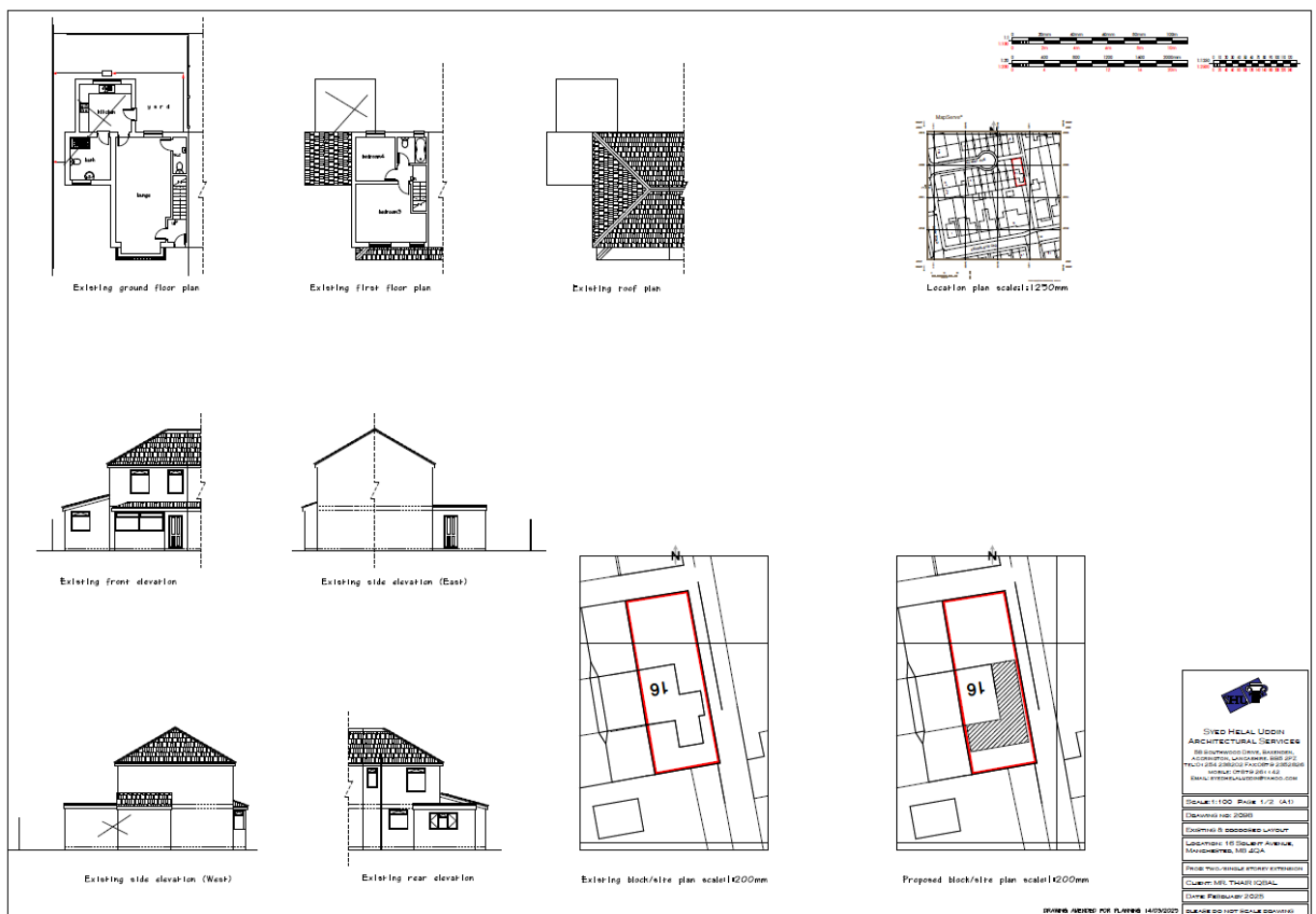
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

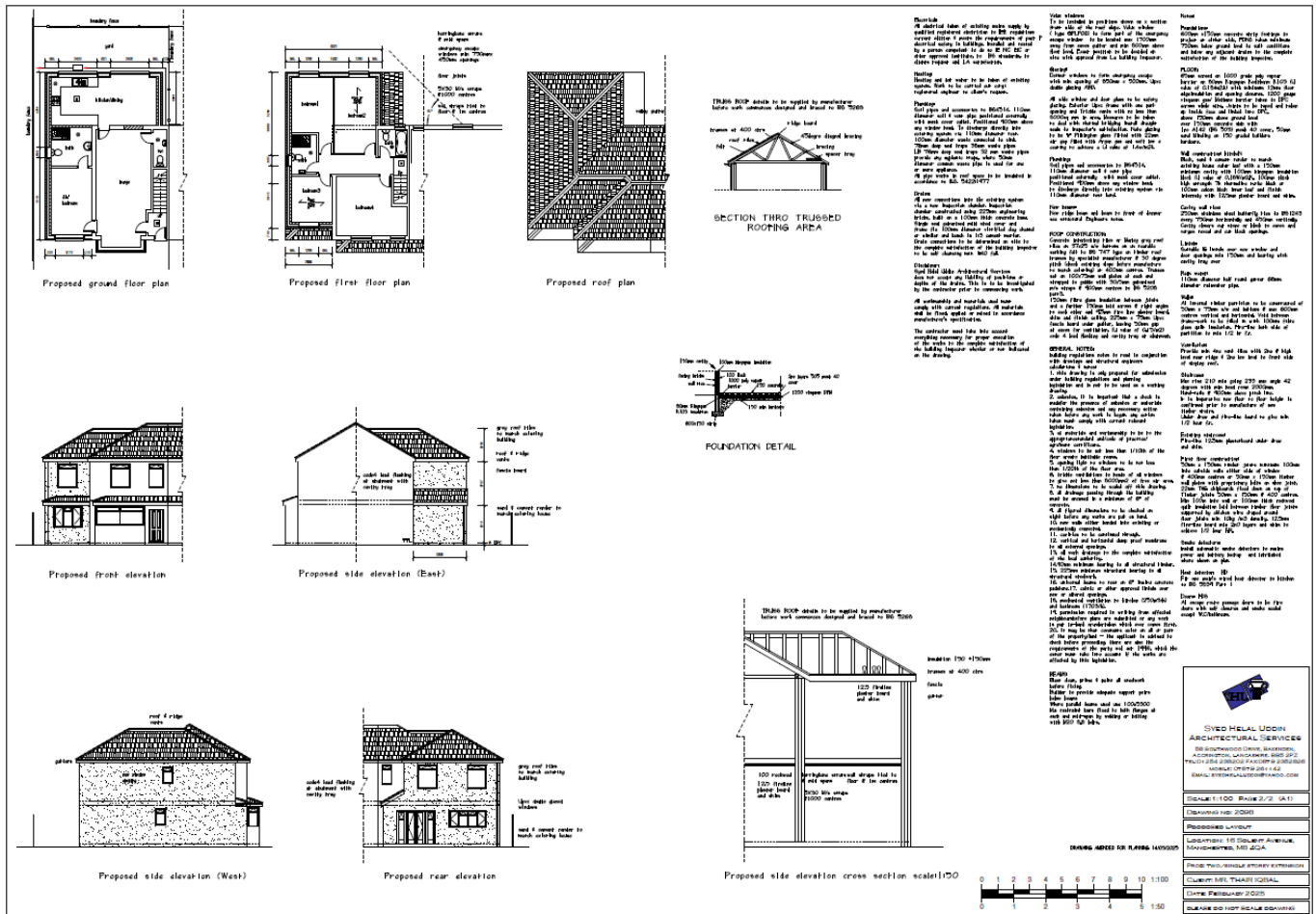
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted existing plans and elevations



Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a part-single / part-two storey side and rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, wrapping around its eastern and southern elevations, replacing the existing single storey additions present on site.

At ground-floor level, it would project 3.288m rearwards from the host dwellinghouse (in line with the 3.65m limit stipulated within policy DC1 of the Unitary Development Plan for the City of

Manchester), with a length of 10.515m, a sideward projection of 2.887m, a width of 7.928m, a hipped roof height of 3.093m and eaves height of 2.489m to the front, and a pitched roof height of 3.539m and eaves height of 2.548m to the rear. A gap of 0.415m would be maintained to the boundary shared with the adjoining residential property of No.14 Solent Avenue and a gap of 0.746m would be maintained to the plot's eastern boundary. A rear amenity space measuring to approximately 8.492m by 2.834m would be retained.

At first-floor level, the extension would project 3.288m rearwards from the host dwellinghouse, with a length of 9.736m (setback approximately 0.736m from the front elevation), a sideward projection of 2.887m, a width of 7.928m, a hipped roof height of 7.267m (set 0.696m below the existing ridge) with eaves to match the existing dwellinghouse.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its reduced ridge height, matching eaves and setback at first-floor level), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area (on account of the gaps maintained to the plot's shared boundaries). Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be feature sand cement render and grey roof tiles to match the existing dwellinghouse with uPVC double-glazed windows. At ground floor level, it would feature 1no. window to the front, 1no. window to its eastern side elevation, 1no. window and a set of sliding doors to its rear elevation, and a blank western side elevation. At first-floor level, the extension would feature 1no. window to the front, 1no. window to its eastern side elevation, 2no. windows to its rear elevation, and a blank western side elevation.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with sizeable extensions also present at the nearby properties of No.15 Kearsley Road and No.171 Wilton Road. The proposal would also represent a considerable improvement to the appearance of the property as it would result in removal of the existing single storey additions, which are visually disjointed and poorly designed. Sited at the side and rear of the property, the proposal would be visible within the street scene and public realm, however its use of matching materials (including render and grey roof tiles) should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would feature subservient dimensions to the host dwellinghouse (on account of its reduced ridge height, matching eaves, and setback at first-floor level) with adequate gaps maintained to the plot's boundaries at first-floor level, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence, for those occupying the adjoining property of No.14 Solent Avenue.

Concerns were raised in relation to the proposal potentially forming an overbearing feature for those utilising the large outbuilding to the rear of No.15 Kearsley Road, however, this building does not feature any windows which would look onto the proposed extension. The residential amenity of those occupying No.15 Kearsley Road should therefore be minimally affected by the proposal.

To further safeguard the privacy and residential amenity of neighbouring occupiers, a condition has been attached requiring the extension's side-facing windows to be obscurely glazed.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking - the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

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

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13759405', stamped as received by the City Council as Local Planning Authority on the 7th February 2025.

Drawing labelled 'PROPOSED LAYOUT', numbered '2098', stamped as received by the City Council as Local Planning Authority on the 14th March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed ground and first floor windows in the eastern side elevation of the 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

15 Kearsley Road, Manchester, M8 4GH
14 Solent Avenue, Manchester, M8 4QA
12 Solent Avenue, Manchester, M8 4QA
11 Solent Avenue, Manchester, M8 4QA
16 Brynorne Road, Manchester, M8 4QN
13 Kearsley Road, Manchester, M8 4GH
15 Solent Avenue, Manchester, M8 4QA
13 Solent Avenue, Manchester, M8 4QA
14 Brynorne Road, Manchester, M8 4QN
17 Kearsley Road, Manchester, M8 4GH

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA