

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141953/FH/2025
Date registered valid: 21 January 2025
Proposal: Erection of single storey side and rear extension
Address: 12 Wharfedale Avenue, Manchester, M40 9PJ
Ward(s): Moston Ward

Applicant: Mr T Smalley
Agent (if any): Mr Brian Murray, SLW Designs
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 February 2025 Expired: 24 February 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

Description of site / building / area

The application relates to a two storey bay-fronted, hip roof, semi-detached dwellinghouse in the Moston ward of north Manchester. The site is within a residential area of houses of similar type. The application dwellinghouse benefits from amenity space along the front side and rear, together with boundary treatment along the side and rear perimeter; whilst incorporating a gated access along the side elevation, adjacent to the common shared boundary with no. 22 Carill Avenue.



(Site visit 11.02. 2025)



The existing amenity space along the front elevation is significantly hard surfaced, and there is a covered bin stored within curtilage along the side elevation.

There is an existing timber frame outbuilding along the rear garden; a front porch with stepped access and rendered façade; single storey flat roof side extension (with rendered façade, which maintains a distance of approximately 971mm from the common shared boundary with no. 22 Carill Avenue, whilst being set-back from the front building line of the host dwelling approximately 2.2 metres), including a single storey lean-to pitched roof rear extension.

Site History

- 129414/FH/2021 - Erection of single storey side and rear extension to form additional living accommodation, APPROVED 29/03/2021.

Description of development

The submitted plan proposes a single storey side and rear extension.

The resultant proposed development is effectively a small scale, wrap-around, in-fill extension to connect the existing side and rear extensions to facilitate a larger kitchen.

The proposed extension would be flush with the side elevation of the existing single storey flat roof side extension, it then projects approximately 1400mm deep, then comes forward of the existing single storey lean-to pitched roof rear extension approximately 3580mm wide and would measure approximately 2872mm maximum height. It would comprise of a flat roof (which would be consistent with existing side extension), including proposed external facing materials to mirror the existing side extension and front porch.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle of development

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - In this instance, the proposed development would effectively result in a small scale, wrap-around, in-fill extension to connect the existing side and rear extensions to facilitate a larger kitchen. The proposed scale, height and footprint in relation to the existing property and is therefore not considered to give rise to any overbearing or overshadowing impacts or loss of privacy impacts on neighbouring properties, particularly given that the proposed extension would also maintain a separation distance of approximately 971mm from the common shared boundary with no. 22 Carill Avenue - which is consistent with the existing side extension, and there are no windows proposed within the extension; therefore, there would be no overlooking impacts on the neighbouring occupiers along the side and rear boundary.

The proposed extension has a flat roof which is consistent with the existing side extension. However, whilst the flat roof design is not in character with the original dwellinghouse, given the presence of the existing side extension the proposal is not considered to have any unduly harmful impact on visual amenity and the character of the street scene; coupled with the fact that the cumulative proposed side extension element would be significantly set-back from the front building line of the host dwelling by approximately 2.2 metres and the existing boundary treatment along the side and rear perimeter, together with the gated access adjacent to the common shared boundary with no. 22 Carill Avenue would be maintained. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In this instance, the existing flat roof side extension does not have any fenestration facing the street scene, or along the common shared side boundary with no. 22 Carill Avenue, but 1 no. door along the rear elevation. There is no fenestration proposed within application under consideration, the proposed extension would also comprise of a flat roof (which would be consistent with existing side extension), including proposed external facing materials to mirror the existing side extension and front porch. Therefore, given the existing context, proposed development is considered to be acceptable in terms of design and appearance and would not unduly harm the character of the building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected by the proposal; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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 following drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 21 January 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 21 January 2025.
- Existing Plans and Elevations, DRAWING: SLW/TS/01/PA2, received by the City Council as the Local Planning Authority on 21 January 2025.
- Proposed Plans and Elevations, DRAWING: SLW/TS/02/PA2, received by the City Council as the Local Planning Authority on 21 January 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall be those stated in the submitted planning application form and as shown on the approved drawings: Proposed Plans and Elevations, DRAWING: SLW/TS/02/PA2, received by the City Council as the Local Planning Authority on 21 January 2025.

Reason - To ensure that 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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Plans and Elevations, DRAWING: SLW/TS/02/PA2, received by the City Council as the Local Planning Authority on 21 January 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) 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.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

19 Wharfedale Avenue, Manchester, M40 9PJ
10 Wharfedale Avenue, Manchester, M40 9PJ
1 Whernside Avenue, Manchester, M40 9PN
24 Carill Avenue, Manchester, M40 9PX
22 Carill Avenue, Manchester, M40 9PX
21 Wharfedale Avenue, Manchester, M40 9PJ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA