MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141354/FH/2024
Date registered valid:	1 November 2024
Proposal:	Erection of part single, part two storey side and single storey rear extension.
Address:	22 Maureen Avenue, Manchester, M8 5AR
Ward(s):	Crumpsall Ward
Applicant:	Mr M Ali
Agent (if any):	Mr M Farooq, Building Design Services
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27 March 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 November 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 November 2024 Expired: 25 November 2024

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/area

This application relates to a two-storey semi-detached property situated within a residential area of Crumpsall. The property is constructed from brickwork (painted on the principal elevation) and designed with a hipped roof, finished in red roof tiles. The property features a bay window and adjoining porch to the front elevation, attached lean-to garage to the side and single storey flat roofed extension to the side/rear. To the front of the site is a single driveway and front lawn and private garden to the rear.

Boundary treatment consists of low-mid height decorative cement walling along the front (small retaining wall) and southern side boundaries and timber fencing to the remaining curtilage to the rear. The existing garage forms boundary treatment along the southern side shared boundary with no. 20. The application property sits at a higher land level than the highway, Maureen Avenue and adjacent neighbouring property, no,20 due south.

The surrounding area is predominately residential in character, comprising properties of a similar character, scale and form. It is evident that a number of properties have been previously extended to the side.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The application seeks consent for the erection of a part single, part two storey side extension and single storey side extension, to form additional living accommodation. The existing garage along the side boundary and rear kitchen extension would be demolished.

The proposed side extension would project 2.25m from the original side elevation and run a length of 11.33m at ground floor level, creating a wraparound with the proposed 3.26m lean-to single storey rear extension. The two storey side element would be set back 2.05m from the principal elevation, sit flush with the original rear elevation of the property and accommodate a hipped roof set down from the original ridge by approx. 600mm. Two windows are proposed in the front elevation

At ground floor level, the proposal would feature 1no. window to the front, 1no. window and 1no. access door and a set of French doors to its rear elevation, and a blank southern side elevation. At first-floor level, the extension would feature 1no. window to the front, 1no. window to its rear elevation, and a blank southern side elevation.

Materials to be used for the proposal would match those of the host property

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History
None

History of negotiations

The planning officer requested that the submitted plans were amended to correct the room annotations. The agent submitted full revised plans by 18/2/25 demonstrating plans which were deemed acceptable.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been

replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
H 3 – North Manchester
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of erecting a part single, part two storey side and single storey side 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 impact upon visual amenity and residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extensions would be sited at the side and rear of the property, wrapping around its eastern (rear) and southern (side) elevations, replacing the existing single storey side and rear extensions present on site.

The proposed extension would be setback from the principal elevation at first floor level by 2.05m and set down from the ridge with matching roof pitch, therefore would read as a sympathetic and subservient addition within the street scene. Similar to precedents in the street scene.

The proposed extensions would be built of brickwork, roof tiles, windows and doors to match the existing. 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. Sited to the side of the property, elements of the proposal would be visible within the street scene and public realm. However, the proposal's use of matching materials and matching roof forms 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 extensions 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.

Impact on residential amenity:

The proposed extensions will not unduly detrimentally affect the amenities of the occupiers of neighbouring residential properties, no.s 20 and 24, pursuant to policies DC1 and DM1, due to the design of the extensions, including nature and location of openings, in relation to the location, design and detail of neighbouring properties.

The single storey rear element would project 3.26m 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). The proposed single storey wrap around element to the rear is not considered to give rise to any issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given the proposed scale and form. It is noted that the adjoining property no.24 affords and existing single storey rear extension which would mitigate impacts and provide a degree of screening of the development.

With regards to the two storey element, this would run down the side of 20 Maureen Avenue (due south) and finish at the end of the host dwelling, and therefore is not considered to impact upon the habitable room windows of the adjacent neighbouring property. In addition, given the siting and orientation of the proposal along the shared boundary to the north of no.20 Maureen Avenue, there are no overshadowing impacts considered. No fenestration is proposed in the southern side elevation facing this neighbouring property; therefore it is considered that overlooking impacts are negated. A condition removing insertion of openings in the development will be applied to ensure privacy is maintained.

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.

Impact on Highway Safety:

Whilst the development would remove the existing garage to the side, the existing front driveway would be retained facilitating one car within the site curtilage, which is considered acceptable.

Waste:

Bin storage provision would be unaffected by the proposal, given that access to the rear was previously removed by the historic side extension.

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.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Place for Everyone and other material considerations. In this instance amendments were requested to correct the floor plan annotation for completeness. Amended plans were submitted and the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Plans and Elevations', numbered 'A 2185/2', stamped as received by the City Council as Local Planning Authority on the 18/02/2025.

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

3) Matching materials
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 policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) PD – no insertion of windows
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

24 Maureen Avenue, Manchester, M8 5AR
19 Maureen Avenue, Manchester, M8 5AR
21 Sedgley Road, Manchester, M8 5AG
21 Maureen Avenue, Manchester, M8 5AR
15 Maureen Avenue, Manchester, M8 5AR
26 Maureen Avenue, Manchester, M8 5AR
20 Maureen Avenue, Manchester, M8 5AR
18 Maureen Avenue, Manchester, M8 5AR
17 Maureen Avenue, Manchester, M8 5AR
16 Kings Avenue, Manchester, M8 5AS

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
Area Team Boundary - Name: NORTH AREA