MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140306/FH/2024
Date registered valid:	10 February 2025
Proposal:	Erection of a first floor side extension to provide additional living accommodation.
Address:	2 Raveley Avenue, Manchester, M14 6WA
Ward(s):	Withington Ward
Applicant:	Saif Al-Humaidat
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03/04/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/03/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 February 2025 Expired: 6 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
The application site relates to a two-storey semidetached class C3 dwellinghouse on Raveley Avenue. The house is finished in dark beige bricks with clay roof tiles on a hipped roof. There is an existing side single storey extension, with hardstanding for parking to the front and a garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Raveley Avenue is a residential cul-de-sac within the Withington Ward. The area is made up of semidetached, detached terraced and low-rise apartment buildings, the nearest commercial area is Fallowfield District Centre on Wilmslow Road.

Description of development
The applicant is seeking permission for the erection of a first-floor side extension above the existing ground floor side addition to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per Appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and

- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of first floor side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension would project out 3.5m to the side of the house and will be tapered to fit the triangular plot of the property, it a length of around 3.5m. The proposal follows the same footprint as the existing ground floor addition and will not overhang or project and further than this. The proposal would have a height of 5m (at the eaves), the hipped roof would have a maximum height of 6.15m.

Given the positioning of the property in relation with the neighbouring houses, the side extension does not risk causing a terracing effect with the neighbouring properties. Moreover, the development is still considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

As the proposed extension would extend close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. However, given the set back of the property and orientation of the gardens the levels of overshadowing/loss of light/overbearing impact are considered to be acceptable in this instance.

The proposed windows on the first-floor side extension forward facing so will not cause issues associated with overlooking given it will have a similar outlook to the existing forward-facing windows.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed side extension would be built of brickwork with uPVC windows to match the existing dwellinghouse. The front elevation would feature one window whilst the other elevations would remain blank and featureless. The roof would be hipped to match the main house.

Although tapered at the front, 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 on this cul-de-sac such as at no.4.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Conclusion
Given the above issues, it is considered that the proposed side extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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
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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing Pack – Location, Elevations and floor plans– 10 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

19A Clifton Avenue, Manchester, M14 6UD
Flat 4, 17 Clifton Avenue, Manchester, M14 6UD
Flat 3, 17 Clifton Avenue, Manchester, M14 6UD
Flat 2, 17 Clifton Avenue, Manchester, M14 6UD
Flat 1, 17 Clifton Avenue, Manchester, M14 6UD
Flat 3, 19 Clifton Avenue, Manchester, M14 6UD
Flat 1, 19 Clifton Avenue, Manchester, M14 6UD
13D Brook Road, Manchester, M14 6UE
17 Clifton Avenue, Manchester, M14 6UD
7 Raveley Avenue, Manchester, M14 6WA
5 Raveley Avenue, Manchester, M14 6WA
4 Raveley Avenue, Manchester, M14 6WA
1 Raveley Avenue, Manchester, M14 6WA
Flat 4, 19 Clifton Avenue, Manchester, M14 6UD
Flat 2, 19 Clifton Avenue, Manchester, M14 6UD
13 Brook Road, Manchester, M14 6UE
13 Clifton Avenue, Manchester, M14 6UD
8 Raveley Avenue, Manchester, M14 6WA
6 Raveley Avenue, Manchester, M14 6WA
3 Raveley Avenue, Manchester, M14 6WA
13B Brook Road, Manchester, M14 6UE
21 Clifton Avenue, Manchester, M14 6UD
15 Clifton Avenue, Manchester, M14 6UD
13C Brook Road, Manchester, M14 6UE
13A Brook Road, Manchester, M14 6UE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)
Area Team Boundary - Name: SOUTH AREA