

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141870/FH/2025

Date registered valid: 17 January 2025

Proposal: Erection of single storey front and rear extension; following demolition of extensions to the side of the property and plastic canopy attached to the rear elevation of the host property.

Address: 11 Vaughan Avenue, Manchester, M40 9LE

Ward(s): Moston Ward

Applicant: Mr Siu Ho Leung Lord Intl Co Ltd

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 January 2025

Standard consultations:

Printed: 22 January 2025 Expired: 12 February 2025

Neighbour notifications

Printed: 22 January 2025 Expired: 12 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

The application site relates to 11 Vaughan Avenue within the north Manchester ward of Moston. The application site relates to a red brick, semi-detached, two storey dwellinghouse with hipped roof characterised by bay windows and a timber patterned gable. Amenity space to the front of the property takes the form of an off street driveway bounded by red brick wall/ metal railings. The property benefits from an extension to the side of the property in the form of a timber extension, acrylic canopy and wooden structure, which extends beyond the rear wall of the host property by 0.8 metres. The rear amenity space is characterised by astro-turf, a small patio area, an existing small single storey rear outrigger with a projection of 0.4 metres and a plastic canopy attached to the rear elevation of the host property. The boundary treatment separating the applicant property to the adjoining property is very low.

Description of area

The immediate area is residential in context, with Broadhurst Park to the north east of the site.

Description of development

The application seeks consent for the erection of single storey front and rear extension; following demolition of extensions to the side of the property and plastic canopy attached to the rear elevation of the host property.

The proposal would create an entrance porch to the front of the site with approximate dimensions of Height: 3 x Length: 1.4 x Width: 2.1 metres and would have a volume of 2.94 square metres. The proposal would involve the insertion of a window within the front elevation and door within the side elevation.

The rear extension would extend from the existing rear outrigger and would have approximate dimensions of Height: 3x Length: 3.65 x Width: 2.5 metres. The extension would involve the insertion of a door both in the side and rear elevation.

The extension is proposed to create an 'expanded room'.

Extensions to the side of the property and plastic canopy attached to the rear elevation of the host property would be demolished as a result of the proposal. Given the side extension is made of timber (partially painted) and an acrylic canopy, it is not considered to match the host property in terms of materiality and so cannot be considered permitted development. Similarly, the plastic canopy does not match materials used within the host property.

The proposal would be built in accordance with the existing materials at the property.

Negotiations during the Course of the Application

The application originally sought consent for works to the front, side and rear of the property.

The rear extension had an original projection of 8.6 metres which was considered complete over development of the site and would result in an overly dominant structure leaving inadequate amenity space for the applicant. The original submission would have resulted in adverse amenity implications for both the immediate neighbours.

Concern with the proposed use of the extension was raised to the agent.

On 25 February 2025, the agent confirmed the storage room is for the use of the occupants for storing clothes and work items.

On 6 and 11 March 2025, a scheme was supplied which is considered to overcome issues raised. The rear extension was labelled 'expanded room'.

The description of development was amended accordingly, with reference given to the demolition of the side extension and plastic canopy.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted and as the Officer was unsure whether the proposal was for commercial or domestic use, the following condition was requested to be attached to any approval granted:

REF*

- a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
- b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

• Other details as per 'Waste Proforma v1.0' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

10 units or below = low rise

11 or above = high rise

Issues

POLICY

The National Planning Policy Framework (December 2024)

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles

recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey front and rear extension; following demolition of extensions to the side of the property and plastic canopy attached to the rear elevation of the host property. This is considered acceptable in principle as many people prefer to alter and adapt 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures. The property as existing benefits from unauthorised development including the side extensions at the site made of materials to not match the host property as well as the canopy attached to the rear elevation of the host property. It is considered the loss of such structures would be an improvement on the existing circumstances at the property reducing the amount of architectural clutter.

Visual/ Residential Amenity

The adjoining property, no.13 Vaughan Avenue benefits from a single storey conservatory sited against the common boundary with the applicant site, with an approximate projection of 2.65 metres. Given the proposed rear extension would have a projection of 3.65 metres, the proposed extension would be visible from the garden of the neighbouring property. This is also the case given the low boundary treatment separating the two properties therefore affording both neighbours with no privacy/ mitigation from any further development. However, given the proposed projection of the extension and given the extension would be set 2 metres from the shared boundary, the proposal is not considered to create an overbearing feature for no.13. Only a door would face in the direction of the adjoining property and so no adverse privacy implications would occur. Given the projection and height of the proposal and the neighbour's existing conservatory, any loss of light to the adjoining neighbour is not considered to be severe.

As the front porch would project 1.4 metres beyond the primary elevation of the property and given only a door would be inserted in the direction facing no.13, the front porch is not considered to create any adverse amenity implications to the adjoining neighbour.

No.9 Vaughan Avenue, the non-adjoining neighbour benefits from a number of extensions/ outbuildings at the site. Due to the positioning of the neighbour's extension, it is unlikely the neighbour would see the proposed extension. As such, this neighbour is not considered to be impacted by adverse implications in relation to overbearing, loss of light or privacy implications.

The front porch would be visible from the front amenity space of no.9 Vaughan Avenue. However, given the neighbour's existing front extension and the size of the front porch plus no window facing in the direction of the neighbouring property, it would not give rise to any adverse implications.

Given the proposal is single storey, it is not considered to give rise to any harm to neighbouring properties to the rear of the applicant site, along Delside Avenue.

During the course of the application, concern was raised as to the proposed use of the extension, given the original proposal had a projection of 8.6 metres and was originally labelled 'storage room'. During the course of the application, the agent explained the extension was for personal storage and for work items. The proposed revised scheme would create a store /expanded room that would be separated from the main dwelling and so could be used in a manner separate to the residents. Given this and given the proposed nature of the extension, a condition ensuring the extension is used for the purpose of domestic purposes only would be attached to any approval granted.

A condition would also be attached to any approval granted to ensure no windows or doors are inserted beyond those approved by this consent. This would ensure there would be no windows inserted in the direction of the adjoining property which would give rise to any privacy implications.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Front extension:

Given the dimensions of the front porch, it is considered that this structure could be achieved through the route of Permitted Development. Whilst the new front porch would be positioned within the side elevation of the porch and not within the primary elevation, this is considered a design preference and would not be considered to cause adverse harm in terms of design to the existing property- pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Rear extension:

The extension would extend from the small existing outrigger of the property and then project 3.65 metres. As such, the proposal would be considered pursuant with policy DC1.3 of the UDP. Given the rear extension would not project the entire width of the host property, the proposal is considered acceptable in size and form, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

A condition would be attached to any approval granted for materials to match the host property. With the inclusion of such condition, the proposal is considered to be sympathetic to the host property, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Unauthorised Works to the Existing Property

Extensions to the side of the property and plastic canopy attached to the rear elevation of the host property would be demolished as a result of the proposal. Given the side extension is made of timber (partially painted) it is not considered to match the host property in terms of materiality and so cannot be considered permitted development. Similarly, the plastic canopy does not match materials used within the host property.

The loss of such structures would seem to create a visual improvement of the property. A condition to ensure such structures are removed would be attached to any approval granted.

Car Parking

The front porch proposed would result in the loss of space for a car to park in a forward gear within the existing off street driveway. Highway Services informally reviewed the proposal and did not raise concern to the proposal. As such, this is considered acceptable.

Bin Storage

Given the side extension would be demolished as a result of the proposal, bins could be stored within the space to the side of the dwellinghouse and presented to the front of the property on the day of collection. This is considered acceptable.

Environmental Health requested a refuse condition be attached to any approval granted if the extension to the rear is for commercial purposes. As the extension is for domestic purposes, this condition would be omitted from any approval granted.

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 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 and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and an acceptable revised scheme was supplied in a timely manner. Appropriate conditions have been attached to any approval granted.

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:

-Drawing- Proposed- Floor Plan, numbered P-02-M40 9LE- 04, stamped as received by the City Council as Local Planning Authority on 11 March 2025.

-Drawing- Existing & Proposed- Elevations, numbered P-01- M40 9LE- 04, stamped as received by the City Council as Local Planning Authority on 11 March 2025.

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.

5) The proposed rear extension hereby approved shall only be used for domestic purposes in connection with the existing residential property 11 Vaughan Avenue and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6a) Within three months of the date of this permission, a scheme for the methodology of the removal of the existing side extensions and canopy attached to the rear of the property shall be submitted to the City Council as local planning authority for prior approval in writing. The works shall be undertaken within a timescale agreed with the City Council as local planning authority.

b) Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure the removal of the existing side extensions and canopy attached to the rear of the property and re-instatement of the external walls has been undertaken.

Reason - In the interests of visual amenity and to protect the character of the local area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

7 Vaughan Avenue, Manchester, M40 9LE
Flat 1, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 32, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 30, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 27, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 13, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 10, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 8, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 5, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 3, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 33, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
14 Delside Avenue, Manchester, M40 9LF
10 Delside Avenue, Manchester, M40 9LF
15 Vaughan Avenue, Manchester, M40 9LE
13 Vaughan Avenue, Manchester, M40 9LE
8 Delside Avenue, Manchester, M40 9LF
6 Delside Avenue, Manchester, M40 9LF
12 Delside Avenue, Manchester, M40 9LF
9 Vaughan Avenue, Manchester, M40 9LE
Flat 31, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 29, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 28, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 26, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 25, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 24, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 23, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 22, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 21, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 20, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 19, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 18, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 17, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 16, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 15, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 14, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 12, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 11, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 9, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 7, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 6, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 4, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE
Flat 2, Dunstan Court, 71 Bluestone Road, Manchester, M40 9JE

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA