

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 142103/FH/2025  
**Date registered valid:** 14 February 2025  
**Proposal:** Erection of single storey rear extension following demolition of conservatory and replacement raised decking and patio  
**Address:** 3 Stanton Avenue, Manchester, M20 2PG  
**Ward(s):** Didsbury West Ward  
  
**Applicant:** Ben Saunders  
**Agent (if any):** Stephen Leighton Leighton Architects  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)  
  
**Recommendation:** Approve  
**Date of recommendation:** 8<sup>th</sup> April 2025



**Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 1 April 2025

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 26 February 2025 Expired: 19 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 site/building relates to a large two storey detached C3 dwelling house of redbrick with red tiled roof. The property features gable fronted bay windows, side extension, rear conservatory, rear projecting window and raised decking. The front boundary treatment comprises high fencing and security vehicle and pedestrian gates, brick wall and railings along the side and high brick wall and timber fencing to the rear. Off road car parking is available at the front of the property made up of hardstanding with some hedging and large garden to the rear. A large raised covered decked area is positioned along the rear boundary close to the shared boundary with the adjacent property no. 1 Stanton Avenue.



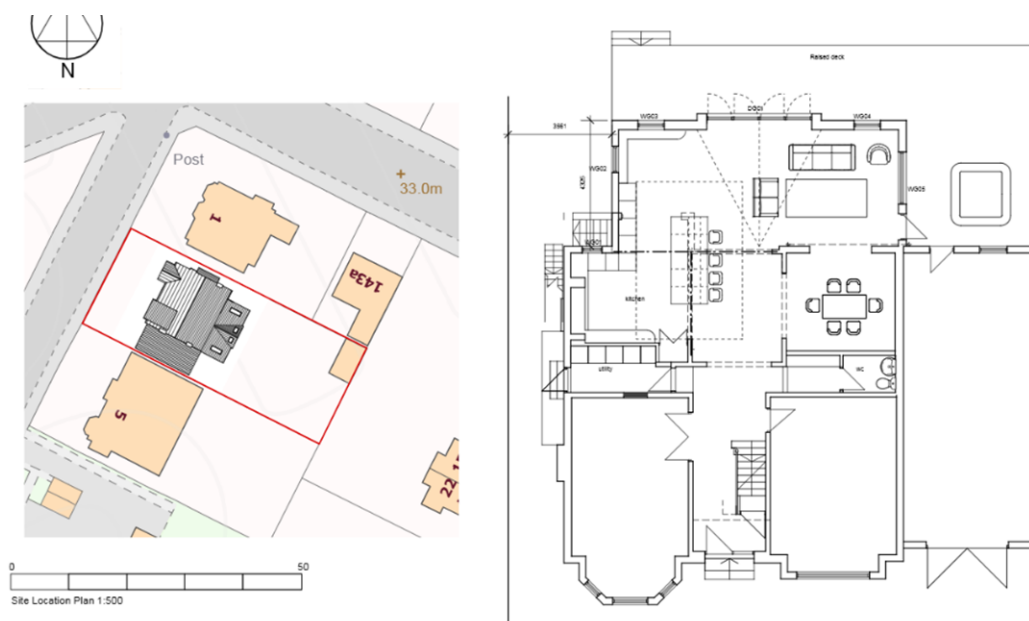
**Listed building:** Not applicable  
**Conservation area:** Not applicable  
**Tree Preservation Order:** Not applicable

### **Description of area**

Stanton Avenue is a leafy residential street which runs between Barlow Moor Road and the River Mersey and is surrounded by similar large detached dwelling houses and large apartment blocks nearby.

### **Description of development**

The applicant is seeking planning permission for the erection of single storey rear extension following demolition of conservatory and replacement raised decking and patio.



### **Consultations & Notification Responses**

**Local residents**, as per Appendix 1 - No comments have been received in respect of this application were received.

### **Policy and Issues**

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, including policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

## Places for Everyone Plan (2022 - 2039)

The proposal has been assessed against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

This proposal is considered to accord with the principles of this policy.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

### Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### Relevant planning history relating to 3 Stanton Avenue

034750 - Extension at side of dwellinghouse to form double garage – this application was approved on 19.10.1989.

### Residential Amenity

The applicant is seeking planning permission for the erection of single storey rear extension following demolition of conservatory together with the installation of a replacement raised decking and patio.

The proposed extension would project off the rear wall of the original property measuring 4.325m with a width across the rear wall measuring approximately 10.0m with a gap retained to the end wall of the host dwelling measuring approximately 1.7m and retaining a gap to the shared boundary with no.1 Stanton Avenue measuring 3.561m. The height would measure approximately 4.6m to ridge with a height to eaves measuring approximately 2.5m and would have a sloping roof either side of a projecting glazed gable roof with the inclusion of four roof lights. Windows are proposed on the side elevations facing towards no's 1 and 5 Stanton Avenue with windows and glazed doors in the rear elevation. Given the existing boundary treatment and distances to boundaries, it is not anticipated that the windows in the side elevations would provide significant overlooking or loss of privacy.

Taking into consideration the gap retained to the shared boundaries, together with the fact that the adjacent neighbour no. 5 Stanton has a single storey rear projection, it is not considered that the introduction of an extension in this location would provide overshadowing or loss of light.

The applicant proposes to replace an existing raised terraced area and extend it which would project off the extension measuring an additional 2.5m together with handrails. Given the existing boundary treatments and vegetation and retained gap, it is not anticipated that there would be any significant overlooking or loss of privacy as a result of the extended raised decked area.

The extension and raised terrace would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area is retained although houses in the immediate vicinity are themselves altered and extended; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area and would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. Therefore, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

#### Siting, scale and massing

The proposed extension and decking would be sited along the rear of the property. It is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposal is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

#### Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching as specified on the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

#### Refuse

The storage of refuse bins are not affected by the proposal.

#### Parking

Not affected by this proposal.

#### Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

#### **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**

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

### **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:

Received on 12th February 2025 numbered 24159/P/01 A Proposed Ground Floor and Site Plan

Received on 14th February 2025 numbered 24159/P/02A Proposed Elevations

Received on 14th February 2025 numbered 24159/P/03A Proposed Elevations

Received on 10th February 2025 numbered 24159/P/04 Proposed Roof Plan

Received on 14th February 2025 numbered 24159/P/05 Existing and Proposed Sections through rear deck

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

3) The materials to be used on the external surfaces of the hereby permitted extension 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

Flat 23, 13 The Beeches, Manchester, M20 2FR  
11B The Beeches, Manchester, M20 2FR  
11A The Beeches, Manchester, M20 2FR  
Flat 1, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 10, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 9, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 8, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 7, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 6, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 5, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 4, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 2, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 3, Irnodale, 11 The Beeches, Manchester, M20 2FR  
Flat 7, 16 The Beeches, Manchester, M20 2FR  
Flat 5, 16 The Beeches, Manchester, M20 2FR  
Flat 2, 16 The Beeches, Manchester, M20 2FR  
Flat 25, 13 The Beeches, Manchester, M20 2FR  
Flat 9, 15 The Beeches, Manchester, M20 2FR  
Flat 28, 13 The Beeches, Manchester, M20 2FR  
1 Stanton Avenue, Manchester, M20 2PG  
1 Darley Avenue, Manchester, M20 2XE  
Flat 8, 15 The Beeches, Manchester, M20 2FR  
Flat 14, 15 The Beeches, Manchester, M20 2FR  
Flat 13, 15 The Beeches, Manchester, M20 2FR  
Flat 12, 15 The Beeches, Manchester, M20 2FR  
Flat 11, 15 The Beeches, Manchester, M20 2FR  
Flat 10, 15 The Beeches, Manchester, M20 2FR  
Flat 21, 14 The Beeches, Manchester, M20 2FR  
Flat 20, 14 The Beeches, Manchester, M20 2FR  
Flat 19, 14 The Beeches, Manchester, M20 2FR  
Flat 18, 14 The Beeches, Manchester, M20 2FR  
Flat 17, 14 The Beeches, Manchester, M20 2FR  
Flat 16, 14 The Beeches, Manchester, M20 2FR  
Flat 15, 14 The Beeches, Manchester, M20 2FR  
Flat 27, 13 The Beeches, Manchester, M20 2FR  
Flat 26, 13 The Beeches, Manchester, M20 2FR  
Flat 24, 13 The Beeches, Manchester, M20 2FR  
Flat 22, 13 The Beeches, Manchester, M20 2FR  
Flat 6, 16 The Beeches, Manchester, M20 2FR  
Flat 4, 16 The Beeches, Manchester, M20 2FR  
Flat 3, 16 The Beeches, Manchester, M20 2FR  
Flat 1, 16 The Beeches, Manchester, M20 2FR  
143A Barlow Moor Road, Manchester, M20 2YA  
5 Stanton Avenue, Manchester, M20 2PG

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Area Team Boundary - Name: SOUTH AREA