

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION****APPLICATION NO.** 141902/FH/2025**DATE REGISTERED VALID:** 15 January 2025**PROPOSAL:** Erection of single storey rear extension to form additional living accommodation**ADDRESS:** 19 Bedford Avenue, Manchester, M16 8JS**WARD(S):** Whalley Range Ward**APPLICANT:** Mr. Tahir Mehmood**AGENT (IF ANY):** Mr. Niamat Ali NA Design**CASE OFFICER:** Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk**RECOMMENDATION:** Approve**DATE OF RECOMMENDATION:** 12 February 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 January 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 21 January 2025 Expired: 11 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal is related to a three-storey end terrace dwellinghouse on Bedford Avenue. The property features and existing two storey rear outrigger and further ground floor extension. The property features a small rear yard and on street parking with a shared gated alleyway to the rear boundary.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Whalley Range ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of single storey rear extension to form additional living accommodation

The proposed single storey rear encloses the existing outrigger and existing rear extension. The maximum projection on the detached side is 9210mm, running the entire boundary. On the attached side the maximum projection is 2300mm from the existing ground floor extension to leave a 1000mm gap to the rear boundary. The proposed extension is finished in brick to match with new sloping roof over the existing and proposed extension. The proposed extension would leave 2.4sqm of external space to the rear.

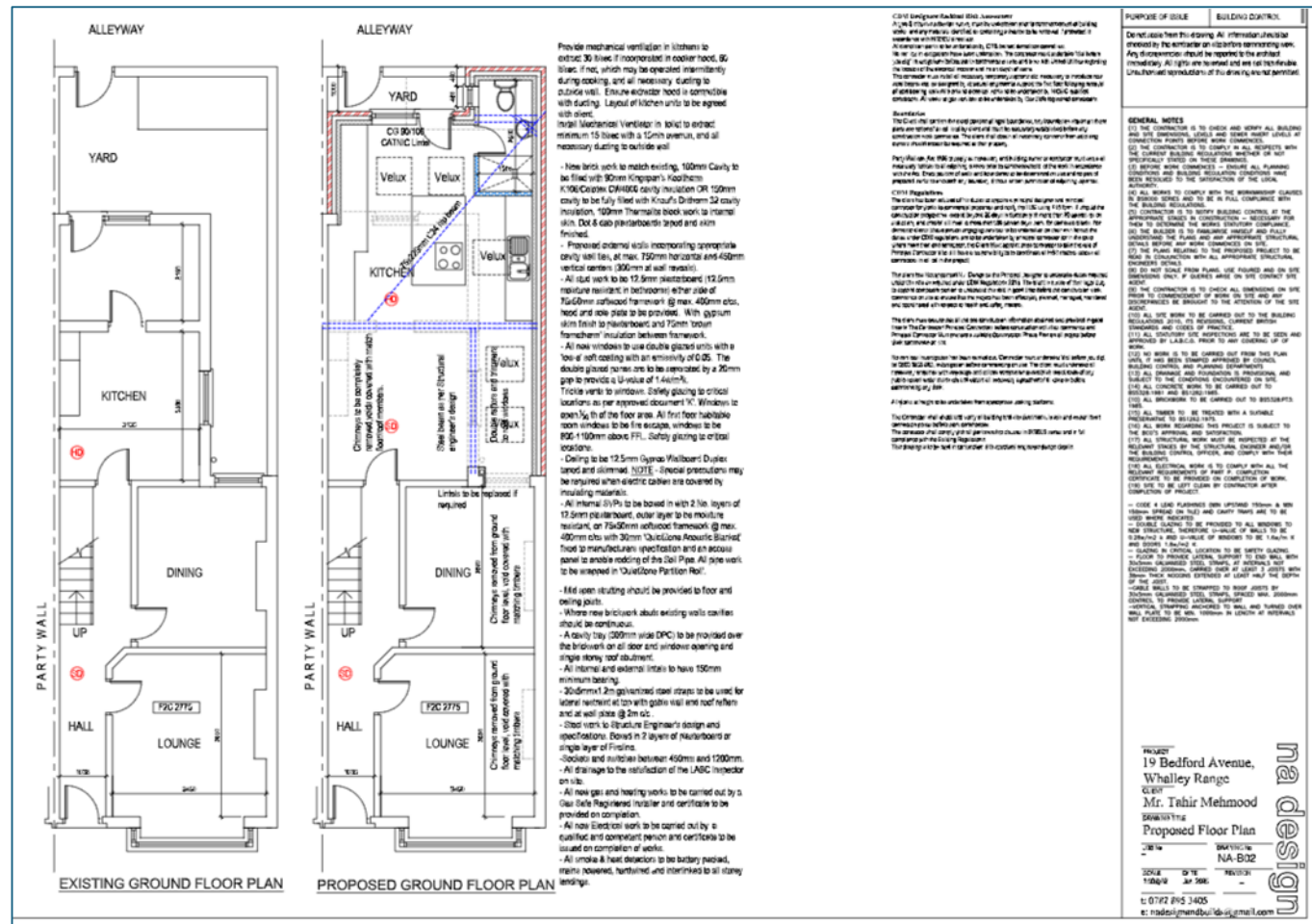


Figure 2. Proposed floor plan

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 - Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building by utilising matching brick, tile and UPVC windows.

The proposed extension is subservient to the main dwelling, sitting entirely at ground floor level.

The proposed extension would add minimal massing to the boundary with No17, with a small gap to the shared boundary. The other side borders the rear boundary of Nos144 and 142 Manley Road and due to the size of the proposal would have minimal massing or overbearing to these properties.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT

The proposal cannot be seen from the street which minimises any harm to the street scene.

The proposal is similar in size, scale, design and materiality to others nearby, notably Nos 20 & 14. Therefore, it can fit on the property site and won't disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding glazing to the rear of the property. It doesn't unduly affect privacy because there are other windows to these elevations and are all at ground level.

LIGHT

The proposed extension is entirely at ground level and therefore has a minimal effect on local light and would be no more harmful than the existing outriggers at these properties.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

These properties have minimal external amenity space so proposed extensions must be cognisant of the removal of this space. The proposed extension would leave 8.4sqm of rear amenity space which, when seen in context with the existing and others in the area, is acceptable.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal does not affect green infrastructure.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed single-storey rear extension at 19 Bedford Avenue has been carefully reviewed and amended to address concerns regarding external amenity space. The updated design maintains a balance between additional living space and preserving usable yard space. The extension is in keeping with the existing building and surrounding area, ensuring minimal impact on neighbouring properties. The proposal aligns with relevant planning policies and guidelines, and no significant objections were raised during the consultation process. Therefore, the proposal is acceptable, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

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.	Application Form	15 Jan 2025	APPLICATION FORM
b.	Drawing - Location Plan	15 Jan 2025	THE LOCATION PLAN
c.	Drawing - Existing & Proposed	05 Feb 2025	NA-P01 Revised ELEVATION
d.	Drawing - Existing & Proposed	05 Feb 2025	NA-B02 Revised FLOOR PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Flat 3, 146 Manley Road, Manchester, M16 8WD

Flat 2, 146 Manley Road, Manchester, M16 8WD

Flat 1, 146 Manley Road, Manchester, M16 8WD

18 Palmerston Avenue, Manchester, M16 8JR

144 Manley Road, Manchester, M16 8WD

17 Bedford Avenue, Manchester, M16 8JS

20 Palmerston Avenue, Manchester, M16 8JR

142 Manley Road, Manchester, M16 8WD

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