MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141837/FH/2025
Date registered valid:	3 January 2025
Proposal:	Erection of single storey side and rear extension following demolition of existing extension including patio to rear garden and alterations to garage building to accommodate BBQ kitchen
Address:	16 Ashwood Avenue, Manchester, M20 2ZB
Ward(s):	Didsbury West Ward
Applicant:	Mrs Beth & Mr Stuart Lodwick
Agent (if any):	Mrs Magdalena Haener, Pride Road Manchester South
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 February 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 January 2025 Expired: 5 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white timber-framed windows, a front porch canopy, a brick driveway bordered by a mid-level redbrick wall capped by black iron railings, a timber single storey side extension, and two detached outbuildings situated within a spacious rear garden.






EnZeno









Description of area

Ashwood Avenue is a residential street situated within the Didsbury West ward of Manchester, close to Princess Road (A5103), the river Mersey, and Merseybank Playing Fields. The area is primarily residential in terms of its character, consisting of semi-detached and terraced residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension following the demolition of the existing side extension together with a raised patio to the rear and alterations to the existing garage building to accommodate a BBQ kitchen.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

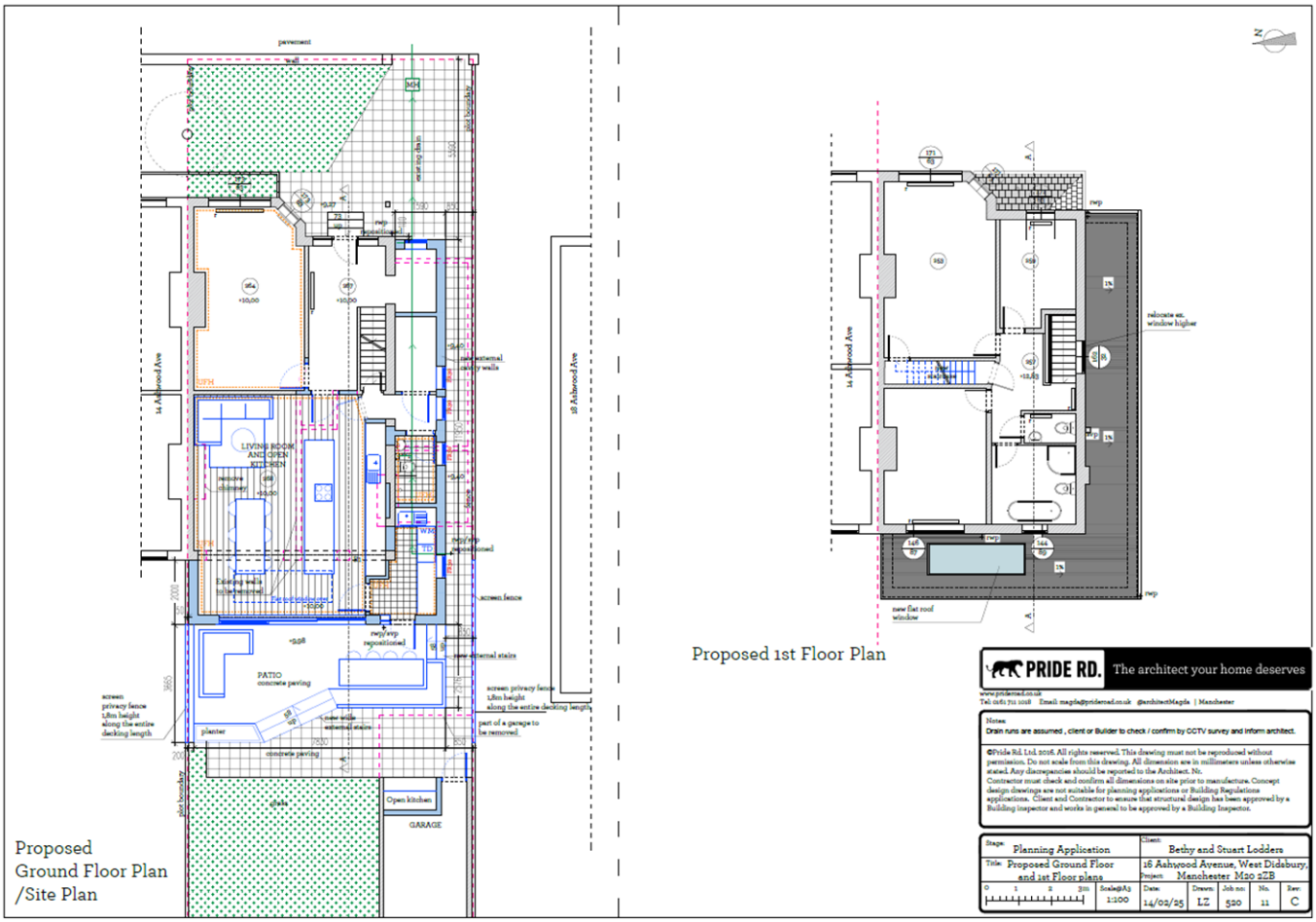
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

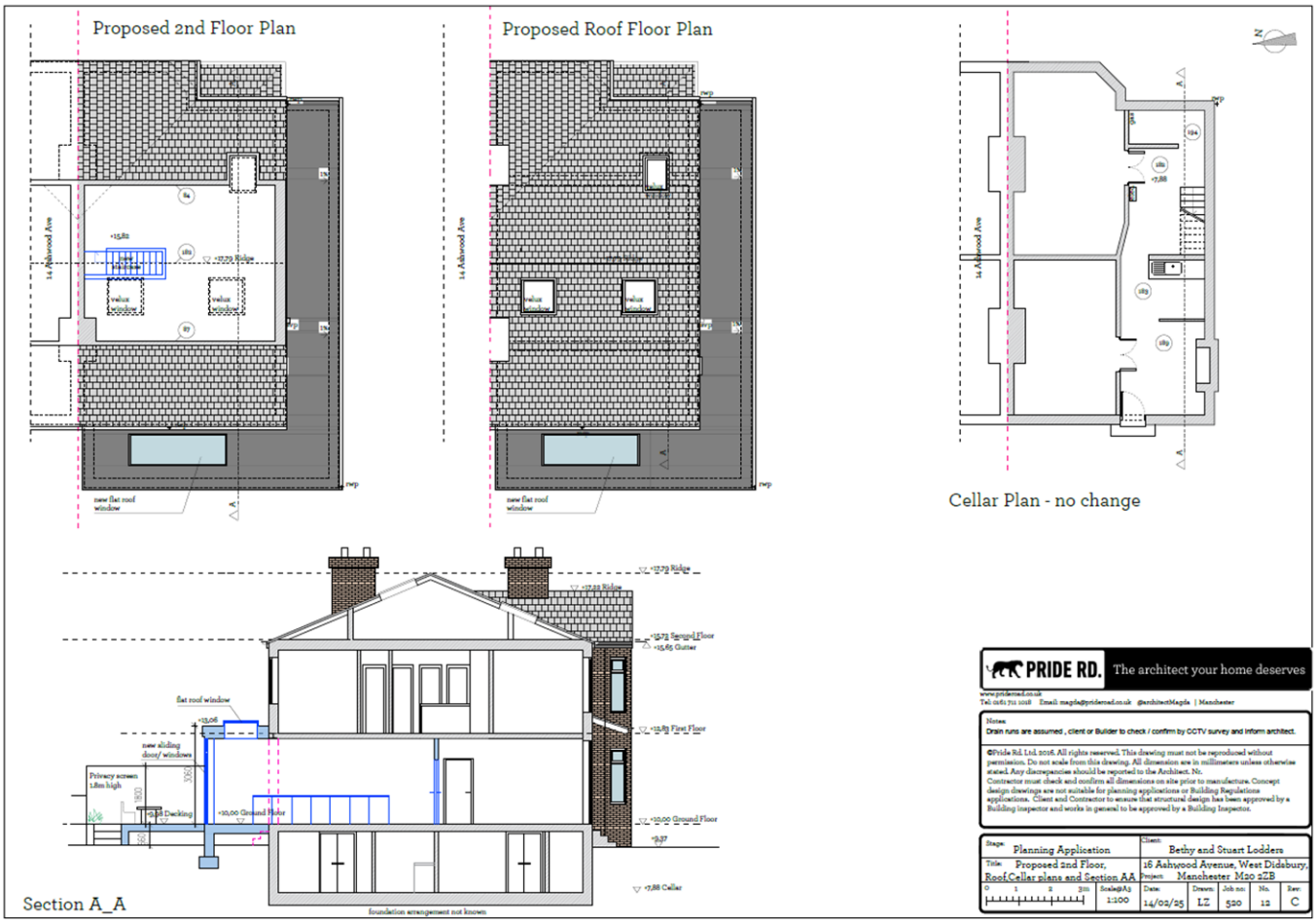
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted proposed ground and first floor plans



Submitted proposed cellar, second floor and roof plans and section drawing



Submitted proposed elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension together with a raised patio area and external alterations to the existing garage to provide additional and improved 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 siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, replacing the existing side extension. It would project 2m rearwards from the host dwellinghouse, with a length of 11.95m, a sideward projection of 1.59m, a width of 7.83m, and a flat roof height of 3.72m. A gap of 0.05m would be maintained to the boundary shared with No.14 Ashwood Avenue and a gap of 0.85m would be maintained to the boundary shared with No.18 Ashwood Avenue.

The raised patio area would also be sited to the rear of the property, facing west. It would project a further 3.665m (northern edge) / 2.576m (southern edge) rearwards from the proposed extension, with a width of 7.83m and height of 0.66m. A gap of 0.2m would be maintained to the boundary shared with No.14 Ashwood Avenue and a gap of 0.85m would be maintained to the boundary shared with No.18 Ashwood Avenue. It would feature privacy screens measuring to 1.8m in height (from the finished floor level of the decking) along each shared boundary, running the length of the decking.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the side and rear extension would be built of brickwork to match the existing dwellinghouse in addition to a grey liquid flat roofing system, and grey/black aluminium-framed windows and doors. Its front elevation would feature 1no. window, its northern side elevation would be blank, its rear elevation would feature a set of sliding doors and an outward-opening door with a vertical glazing panel, and its southern side elevation would feature 4no. windows (conditioned to be obscurely glazed).

The submitted application form and plans indicate that the raised patio area would be a simple construction, consisting of brickwork, concrete paving, steps, and timber privacy screens. The patio area would feature steps along its southern edge and halfway along its western edge in addition to planters along the remainder of its western edge and privacy screens to the plot's northern and southern shared boundaries.

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 at the side and rear of the property, elements of the single storey extension would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Sited at the rear of the property, the raised patio would not be highly visible within the street scene and should therefore avoid forming 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 developments 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.

Residential amenity – given that the side and rear extension would be single storey with a maximum roof height of 3.72m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed. Therefore, the privacy of neighbouring occupiers should not be compromised as a result of the works.

Similarly, given that the raised patio area represents a relatively minor addition with subservient dimensions to the existing property, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The privacy screens included to the plot's northern and southern shared boundaries should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. This has been conditioned accordingly.

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.

Waste storage – the current waste storage arrangements would be improved as a result of the proposal restoring external access to the rear of the property. The property's refuse bins could therefore be stored to the rear, rather than the front, which would have a positive impact upon the street scene.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – the proposal also includes alterations to the existing detached garage to the rear including reducing its footprint and the incorporation of an outdoor/open kitchen. These arrangements are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies 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.

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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12690784', stamped as received by the City Council as Local Planning Authority on the 3rd January 2025.

‘Proposed Ground Floor and 1st Floor Plans’, numbered ’11 REV C’, stamped as received by the City Council as Local Planning Authority on the 16th February 2025.
‘Proposed 2nd Floor, Roof, Cellar plans and Section AA’, numbered ’12 REV C’, stamped as received by the City Council as Local Planning Authority on the 16th February 2025.
‘Proposed Elevations’, numbered ’13 REV C’, stamped as received by the City Council as Local Planning Authority on the 16th February 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 to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved plans, including:

- Brickwork to match the existing dwellinghouse on the single storey side and rear extension
- A grey liquid flat roofing system on the single storey side and rear extension
- Grey/black powder coated aluminium-framed windows and doors on the single storey side and rear extension
- Timber privacy screens
- Brickwork and concrete paving on the raised patio area

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The privacy screens, as detailed within the submitted revised drawings labelled ‘Proposed Ground Floor and 1st Floor Plans’ and ‘Proposed Elevations’, stamped as received on the 16th February 2025, shall be installed prior to the first use of the development and shall be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) Before first occupation the proposed ground floor windows in the southern side elevation facing No.18 Ashwood Avenue shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

729 Princess Road, Manchester, M20 2LT
14 Ashwood Avenue, Manchester, M20 2ZB
18 Ashwood Avenue, Manchester, M20 2ZB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA