MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141777/FH/2024
Date registered valid:	13 January 2025
Proposal:	Installation of a raised rear external decking area
Address:	3 Longton Avenue, Manchester, M20 3JN
Ward(s):	Old Moat Ward
Applicant:	Miss Jane Meloy
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	4 March 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 concrete tiled dual pitch roof. The property features grey aluminium framed windows, including a two-storey rounded bay to the front, a modest front garden, paved driveway, a single storey side and rear extension and a rear dormer extension.













Description of area

Longton Avenue is a residential street situated within the Old Moat ward of Manchester, close to West Didsbury high street, Palatine Road (B5167), and the Christie Hospital. 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 transport networks such as the Metrolink tramline and main arterial bus routes into the City Centre

Description of development

The applicant is seeking permission for the installation of a raised rear external decking area.

Planning history

136664/FH/2023 - Erection of a single storey side and rear extension and a hip to gable roof extension with associated rear dormer to form additional living accommodation – Approved (26.05.2023).

Consultations & Notification Responses

One letter was received from a local resident in response to this application. Their comments are summarised as follows:

- Query relating to the length and height of the decking area.
- Concerns relating to potential overlooking and loss of privacy.
- Concerns relating to the proposal’s impact upon neighbouring garden spaces.

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

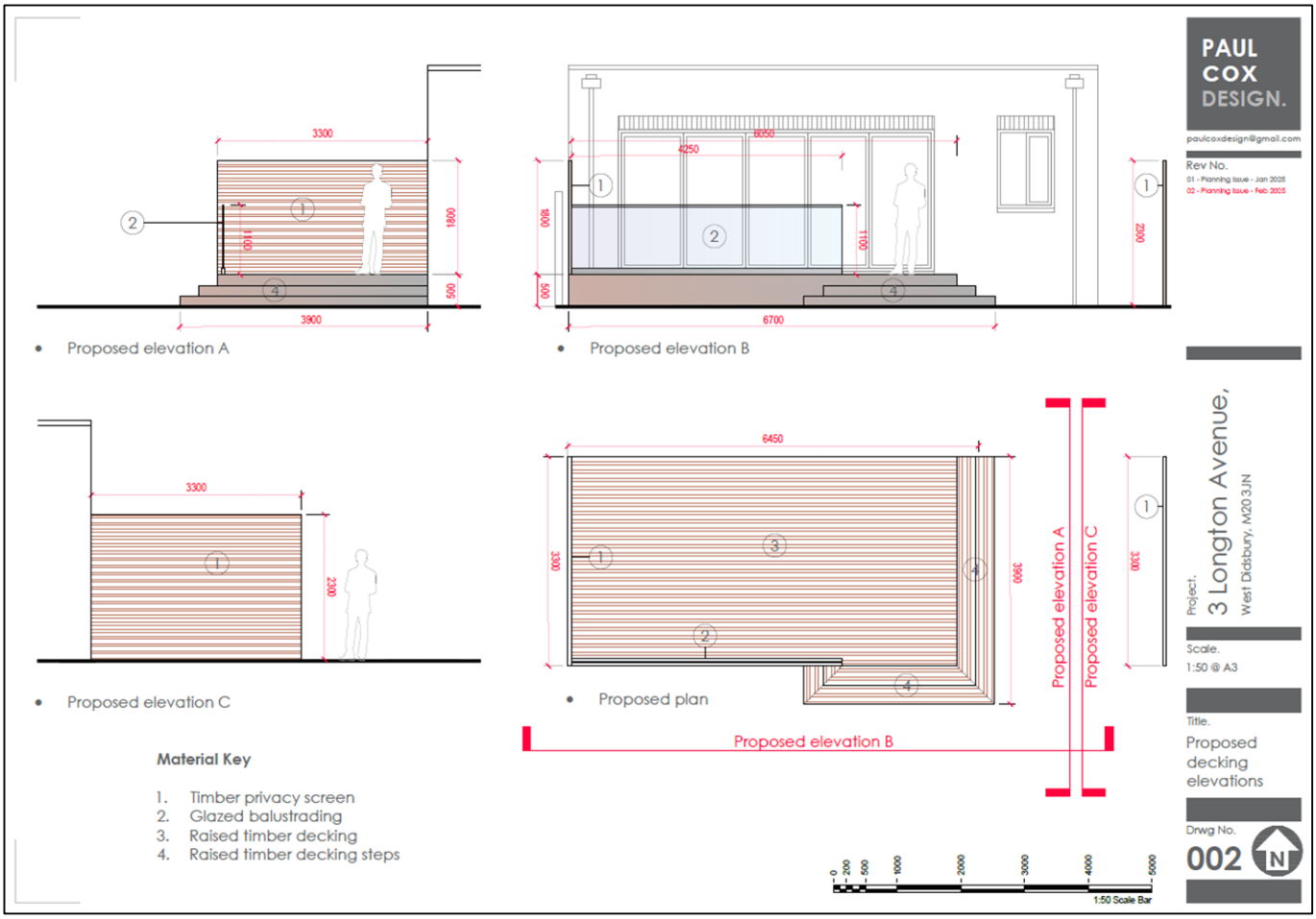
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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 site layout plan



Submitted proposed plans and 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 installing a rear decking area to provide 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 decking area would be sited at the rear of the property, adjoining the existing single storey rear extension, facing southwest. It would measure to 3.9m in length along its eastern edge, 3.3m in length along its western edge, 6.45m in width and 0.5m in height. It would be sited along the boundary shared with No.5 Longton Avenue and would maintain a gap of 2.639m to the boundary shared with No.76 Palatine Road. 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 decking is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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

Appearance and visual amenity – the submitted application form and plans indicate that the decking area would be a simple construction, consisting of timber decking and steps, timber privacy screens, and glazed balustrading. The decking area would feature steps along its eastern edge and halfway along its southern edge in addition to glazed balustrading along the remainder of its southern edge and privacy screens to the plot's eastern and western shared boundaries.

The proposal is relatively standard in terms of its design and scale for developments of this type and is considered to be a relatively minor addition to the property. Sited at the rear of the property, the proposal 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 proposal 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 decking 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.

It is acknowledged that concerns were raised in relation to the proposal's potential to cause overlooking and a loss of privacy for neighbouring occupiers. However, the privacy screens included to the plot's eastern and western shared boundaries should 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 unaffected by the proposal.

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

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-13650968', stamped as received by the City Council as Local Planning Authority on the 19th December 2024.

‘Proposed decking layout plan’, numbered ‘001’, stamped as received by the City Council as Local Planning Authority on the 11th February 2025.
‘Proposed decking elevations’, numbered ‘002’, stamped as received by the City Council as Local Planning Authority on the 11th 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 development hereby permitted shall match those specified on the submitted application form and approved plans, including:

- Timber privacy screens
- Glazed balustrading
- Raised timber decking
- Raised timber decking steps

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 development, 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 decking layout plan’ and ‘Proposed decking elevations’, stamped as received on the 11th 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.

Appendix 1 – List of consultees & neighbours notified

78 Palatine Road, Manchester, M20 3JW
Copperways, 80 Palatine Road, Manchester, M20 3JZ
74 Palatine Road, Manchester, M20 3JW
Penthouse 1, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 11, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 8, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 6, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 3, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 1, Copperways, 80 Palatine Road, Manchester, M20 3JZ
69 Goulden Road, Manchester, M20 4YF
4 Longton Avenue, Manchester, M20 3JN
Flat 12, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 10, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 9, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 7, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 5, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 4, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 2, Copperways, 80 Palatine Road, Manchester, M20 3JZ
76 Palatine Road, Manchester, M20 3JW
Penthouse 2, Copperways, 80 Palatine Road, Manchester, M20 3JZ
6 Longton Avenue, Manchester, M20 3JN
5 Longton Avenue, Manchester, M20 3JN
1 Longton Avenue, Manchester, M20 3JN

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