

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144087/FH/2025
Date registered valid: 3 November 2025
Proposal: Erection of single storey side and rear extension
Address: 32 Maidstone Avenue, Manchester, M21 9ND
Ward(s): Chorlton Ward

Applicant: Mr James Dermott
Agent (if any): Mr Neil Dermott, Four Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2nd February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 November 2025 Expired: 3 December 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

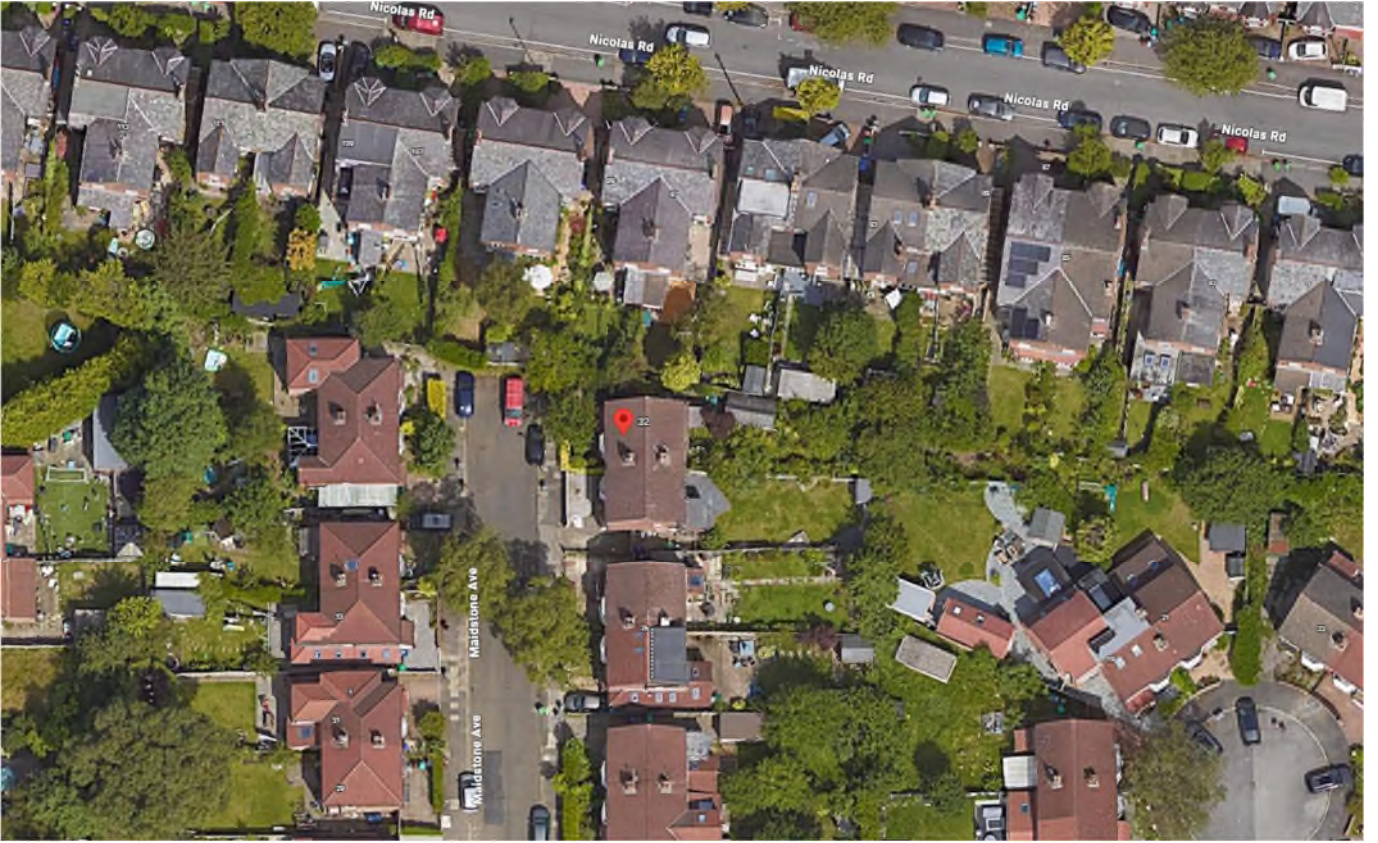
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and pink paint with a red tiled dual pitch roof. The property features white uPVC windows, including a projecting two-storey bay to the front, a front porch, a modest front garden bordered by a mid-level wall, mature hedging, and timber gates, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.

Maidstone Avenue is a residential cul-de-sac situated within the Chorlton ward of Manchester, close to Wilbraham Road (A6010), Ryebank Fields, and Turn Moss Playing Fields. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.







Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension.

Planning history

No previous history.

Consultations & Notification Responses

3no. letters of objection were received from **3no. local residents** in response to the application; the comments are summarised as follows:

- The proposed extension would create a continuous brick wall approximately 2.7m–3m high along the boundary, replacing the current open outlook with a visually dominant structure.
- This change would significantly reduce the sense of openness and alter the character of neighbouring gardens.
- The development is likely to harm garden amenity by creating enclosure and visual dominance.
- Increased activity and potential light spill close to the boundary could occur.
- The overall length and height of the extension, particularly the sloping roof design, raise concerns; a flat roof would reduce height.
- The scale and positioning of the extension are considered disproportionate to the setting.
- If permission is granted, mitigation measures suggested include:
 - o Reducing the extension's length or stepping it back from the boundary.
 - o Introducing soft landscaping or trellising.
 - o Restricting side-facing openings.
 - o Using materials and colours that minimise visual massing.
 - o Applying boundary-screening conditions.

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
- Policy EN19 – Waste

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Issues

Principle – the principle of the proposal, to erect a single storey side and rear extension, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, 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, as well as other matters.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, facing north and east. It would project roughly 6m rearwards from the host dwellinghouse, with a rearward projection of 2.241m adjacent to the plot's southern shared boundary, an overall length of approximately 14.254m along its northern edge, a sideward projection of 2.871m, a width to the rear of 6.993m, narrowing to 3.65m at its rearmost point, and a flat roof height of 2.8m. To the rear, it would feature a chimney which would project upwards from the flat roof of the extension by 0.8m. A gap of 0.45m would be maintained to the boundary shared with the adjoining property, No.30 Maidstone Avenue, and a gap of approximately 0.35m would be maintained to the plot's northern boundary shared with the rear gardens of No.93, No.95, and No.97 Nicolas Road.

Concerns have been raised regarding the scale, massing, and bulk of the proposed extension and its potential to create an overbearing impact on neighbouring occupiers. However, the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, comprising a single storey addition only and would feature a maximum flat roof height of approximately 2.8m. This modest height should ensure that the development would not result in an excessively large or visually disproportionate addition to the property, despite its notable length and rearward projection. It should also be noted that the proposed height of the extension is significantly lower than that of a single storey side extension which could be constructed under permitted development rights (up to 4m in height) without the need for planning permission. Furthermore, the rear element of the proposal would replace an existing single storey rear outrigger attached to the main dwellinghouse and a detached outbuilding currently positioned adjacent to the northern shared boundary.

Taken together, these factors indicate that the proposal would not introduce an unduly harmful or overbearing feature, particularly given that the extension would be sited at least 7m away from the dwellinghouses located along Nicolas Road and positioned to the north of the adjoining property, with a reduced rearward projection of 2.241m in proximity to the southern shared boundary. Moreover, given the generous plot size, sufficient private outdoor amenity space would be retained to the rear, mitigating any concerns regarding overdevelopment.

Appearance and visual amenity – the extension would be constructed of red facing brickwork to match the existing dwellinghouse, with single ply membrane roofing (colour: dark grey), black aluminium coping, and aluminium-framed double glazed windows and bi-fold doors (colour: black). To the front, it would feature 1no. window and to the rear it would feature 1no. projecting box bay window and a set of bi-folding doors. Its northern side elevation would be blank, whilst its southern side elevation would feature a set of bi-folding doors (positioned approximately 3.218m away from the shared boundary), leading into the rear garden.

The proposal represents a contemporary addition to a traditional dwellinghouse. It 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 proposal would be visible within the street scene, however, its use of matching materials (i.e., red facing brickwork) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an

overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – concerns have been raised regarding the potential impact of the proposal upon residential amenity, specifically in relation to outlook, increased activity and light spill, and loss of privacy.

Issues relating to the extension appearing overbearing have been addressed in earlier sections of this report.

With regard to overshadowing and loss of light, such impacts are considered to be limited due to the proposal's single storey nature, its maximum flat roof height of approximately 2.8m, and the retention of adequate gaps to the plot's shared boundaries. The extension's position to the north of the adjoining property at No.30 Maidstone Avenue together with its 2.241m rearward projection in proximity to this boundary, would further limit impacts upon these occupiers, whilst its siting approximately 7m from the dwellings along Nicolas Road would similarly minimise effects on those properties.

These factors also ensure that the extension would not result in an undue loss of outlook for neighbouring properties, given its location, orientation, and the separation distances maintained.

No windows or openings are proposed in the northern side elevation of the extension, thereby safeguarding the privacy of residents along Nicolas Road. The proposed bi-folding doors in the southern elevation would be positioned approximately 3.2m from the shared boundary, which is considered sufficient to avoid compromising privacy. To provide additional protection, a condition restricting the insertion of further openings has been recommended.

In relation to concerns regarding increased activity and light spill, such effects are not considered to exceed those typically associated with the residential use of the existing dwelling. These matters are therefore not considered to justify refusal of the application.

Waste storage – the proposal would eliminate external access to the rear of the property, meaning the property's refuse bins would have to be stored to the front. In order to mitigate the perceived harm caused to the visual amenity of the area as a result of these arrangements, details of a secure and screened bin store (able to accommodate 4no. 240L refuse bins) have been provided and conditioned accordingly.

Parking – the current parking arrangements would be unaffected as the application site does not feature any off-street parking.

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 (2024).

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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

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) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Proposed Plans and Elevations', numbered 'SK02 REV E', received by the City Council as Local Planning Authority on the 2nd February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

- Red facing brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Single ply membrane roofing, coloured dark grey.
- Black aluminium coping.
- Aluminium-framed double glazed windows, coloured black.
- Aluminium-framed double glazed doors, coloured black.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework (2024).

4) Bin store:

The bin storage area shown on the approved plan/drawing ref: 'Proposed Plans and Elevations', numbered 'SK02 REV E', received by the City Council as Local Planning Authority on the 2nd February 2026, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) Restriction on additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the northern and southern elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

97 Nicolas Road, Manchester, M21 9LS
95 Nicolas Road, Manchester, M21 9LS
91 Nicolas Road, Manchester, M21 9LS
89 Nicolas Road, Manchester, M21 9LS
39 Maidstone Avenue, Manchester, M21 9ND
37 Maidstone Avenue, Manchester, M21 9ND
21 Bentley Road, Manchester, M21 9WD
19 Bentley Road, Manchester, M21 9WD
99 Nicolas Road, Manchester, M21 9LS
93 Nicolas Road, Manchester, M21 9LS
87 Nicolas Road, Manchester, M21 9LS
85 Nicolas Road, Manchester, M21 9LS
101 Nicolas Road, Manchester, M21 9LS
30 Maidstone Avenue, Manchester, M21 9ND

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) -
Area Team Boundary - Name: SOUTH AREA