

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143867/FH/2025

**Date registered valid:** 1 September 2025

**Proposal:** Proposed new roof over existing two storey extension, proposed porch following removal of existing porch, proposed single storey rear extension following partial removal of existing garage and elevational alterations

**Address:** 10 Calder Avenue, Manchester, M22 4AX

**Ward(s):** Northenden Ward

**Applicant:** Miss Lauren Williams

**Agent (if any):** Mrs Jade Taylor-Daly, AJ Architectural

**Case officer:** Ellie Knowles  
Tel: 0161 219 6633  
Email: [ellie.knowles@manchester.gov.uk](mailto:ellie.knowles@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 15 December 2025

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 18 September 2025

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 10 September 2025      Expired: 1 October 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/area**

The application relates to a two-storey semi-detached residential dwellinghouse, constructed with dark brown brickwork with contrasting light-coloured mortar and red concrete pantile hipped roof. The property affords a block paved driveway to the front beside a front lawned area and detached garage sited within the private garden to the rear.

The application property has been previously extended by a two-storey flat roofed side extension (carport) and infill single-storey lean-to extension to the rear, which has been mirrored by the adjoining property no.8 Calder Avenue.

Boundary treatment consists of low height brickwork walling and fencing around the site frontage, alongside 1.8m timber fencing around the rear garden curtilage.

The surrounding area is predominantly residential in character, featuring semi-detached properties of a similar character and scale, however, comprise a variety of forms. It is acknowledged that there are a number of examples of two storey side extensions evident in the local area.



**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of development**

The applicant is seeking permission for the erection of a new roof over the existing two storey side extension, replacement front porch following removal of existing porch, proposed single storey rear extension following partial removal of existing detached garage and elevational alterations, to form additional living accommodation.

### **Consultations & Notification Responses**

*Local responses*

None

*Consultee responses*

**High Speed Two (HS2) Limited** – No comments received.

### **Relevant Planning History**

None recorded at the application site; however, it is evident that the property has previously been extended via a historic two storey side extension and infill single storey rear extension.

## **History of negotiations**

No negotiations were entered into with the agent, given that the scheme was considered policy compliant. However, the planning officer requested submission of the existing/proposed first floor plans, missing elevation, as viewed from no.8 and annotation of obscure glazing to the ground floor front window. The agent submitted revised plans 05/12/2025 showing these amendments.

## **Local Planning Policies**

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development  
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management  
SP 1 – Spatial Principles (partially superseded by PfE)  
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

## **National Planning Policy Framework**

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## **Issues**

### **Principle of development:**

The principle of erecting a new roof over the existing two storey side extension, proposed replacement porch, proposed single storey rear extension and elevational alterations to provide additional 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.

### **Impact on visual amenity and the streetscene:**

The proposed rear extension would be sited at the rear of the property. It would project 1.74m rearwards from the extended host dwellinghouse, with an overall width of 8.5m and be designed with a lean to roof with an overall ridge height of 3.5m, eaves height of 2.65m and four rooflights. It would be sited along the shared side boundaries. To facilitate this rear extension, the existing detached garage would be partially demolished, reducing its depth by 1.9m.

A proposed replacement roof would be sited atop of the existing flat roofed two storey side extension. The proposed new roof would comprise a sympathetically designed hipped form which ties in with the original roof form.

The proposed replacement front porch would measure 1.73m in width by 1.9m depth and has been designed flush with the original front bay elevation. The porch extension would accommodate a lean-to roof form, similar to the existing porch to be demolished, measuring 3.25m to the ridge and 2.53m to the eaves.

The proposed extensions would be built of brickwork to match the existing dwellinghouse with white uPVC-framed openings. The submitted plans indicate that all side elevations would be blank, and fenestration would be proposed in the front and rear elevations only. The proposed porch would feature an access door and glazed horizontal panel to the front elevation only. The single storey rear extension would feature one set of bifold doors to the rear and 4 rooflights.

Elevational alterations are proposed to the front and rear elevations of the existing side extension. To the front a replacement obscure glazed white UPVC window and matching brickwork surround at ground floor level is proposed, replacing an existing UPVC panelled door. To the rear, the existing first floor window would be replaced with a larger white UPVC window.

The overall siting, scale, and massing of the proposal is considered to be acceptable on balance, as the development is 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 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 front, side and rear of the property, the extensions would be visible within the street scene and public realm, however their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that they do not form prominent visual features. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

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.

#### Impact on residential amenity:

With regard to the proposed hipped roof extension, it is acknowledged that a degree of massing would be increased along the shared boundary with no.12 Calder Avenue. Notwithstanding this, given the proposed hipped roof form which naturally pulls massing away from the boundary, it is not considered that any harm would be significant. Similarly, in terms of the roof extension's capacity to cause loss of light and overshadowing, whilst it is acknowledged that there may be a greater degree of overshadowing over the side access of no.12, it is considered that such effects would be limited and would not warrant a refusal on this basis.

The proposed replacement window to the front elevation at ground floor, would be obscure glazed to serve a WC, therefore raises no impact upon the privacy of neighbouring properties. The proposed replacement first floor rear window would afford the same outlook as existing, therefore it is not considered that there would be any greater amenity impact over and above the existing relationship.

On the basis, that the proposed rear extension would be single storey with a maximum lean-to roof height of 3.5m and a rearward projection of 1.74m from the previously extended rear building line of the adjoining neighbour no.8 Calder Avenue, it is considered that the proposal 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, fenestration is proposed to the rear elevation only, which would not give rise to any undue overlooking and loss of privacy of neighbouring occupiers.

The proposed replacement porch extension would give rise to a similar visual appearance to the existing in terms of design, albeit now featuring a blank side elevation and being marginally larger in scale and footprint. As such, it is considered that the proposal should not cause issues associated with overshadowing, overlooking, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

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.

#### Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision off street, given that the front driveway would be retained, as such is considered acceptable in this regard.

#### Waste:

The proposal would remove access to the rear through the existing carport, as such the proposed waste storage arrangements would comprise a timber bin store to the front of the application property, which is considered acceptable in this regard.

#### 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 policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

### **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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

### **Condition(s) to be attached to decision for approval**

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 documents labelled:

- 'Proposed Layouts', numbered '02 REV B', stamped as received by the City Council as Local Planning Authority on the 21/11/2025.
- 'First Floor Layouts', numbered '03', stamped as received by the City Council as Local Planning Authority on the 05/12/2025.
- 'Site Plan', stamped as received by the City Council as Local Planning Authority on the 01/09/2025.

Reason - To ensure 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 extension hereby permitted 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 extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The window in the ground floor of the front elevation of the development hereby approved 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 be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

**Informatives:**

1. The applicant is advised that the application site is located in close proximity to land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

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

High Speed Two (HS2) Limited

3 Norleigh Road, Manchester, M22 4AY  
8 Calder Avenue, Manchester, M22 4AX  
11 Calder Avenue, Manchester, M22 4AX  
5 Norleigh Road, Manchester, M22 4AY  
9 Calder Avenue, Manchester, M22 4AX  
7 Calder Avenue, Manchester, M22 4AX  
12 Calder Avenue, Manchester, M22 4AX

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA