MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144186/FH/2025
Date registered valid:	6 October 2025
Proposal:	Erection of part single, part two storey side and part single, part two storey rear extension
Address:	26 Lavister Avenue, Manchester, M19 1RT
Ward(s):	Didsbury East Ward
Applicant:	Mr Kastro Latif
Agent (if any):	Mr Tom Adshead AG Architectural Solutions Ltd.
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26/11/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30/10/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 17 October 2025 Expired: 7 November 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
The application relates to a two-storey semidetached class C3 dwellinghouse. The property is finished in red brick with black roof tiles. The property features hardstanding for parking, and a modest rear garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Lavister Avenue is a residential street within the Didsbury East Ward. The area is predominantly residential in terms of its character, consisting of terraced and detached family dwellings. The site is in close proximity to Lane End Road neighbourhood centre.

Description of development
The applicant is seeking permission for the erection of a part single, part two-story side extension along with a part single, part two storey rear extension to provide additional living accommodation.

Consultations & Notification Responses
The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places

Principle

The principle of erecting part single storey part two storey side and rear extension in order to provide additional living accommodation for a family dwellinghouse us acceptable given that many individuals prefer to alter or extend 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.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side extension would have a lean-to roof on both ground and first floor. The ground floor element would be set back from the front of the main house by around 1.5m and would leave a minimum gap to the shared boundary of 750mm. The first-floor section would be set back from the front of the property by around 4.8m.

The proposed first floor extension projects out to the side of the main house by around 1.57m, with a lean to roof at the side of the property. To the rear the extension would project back by 2475mm and would span the width of the main house, the roof would be pitched with an open gable to the rear, the ridge would be set below the ridge of the main house to aid subservience.

The overall scale of the proposal is considered to be acceptable for a property of this size, the rear projection does not exceed the limit stipulated in policy DC1 of the UDP (of 3650mm), and the features significant setbacks from the front of the main house. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

The proposed extension will maintain a minimum separation of 750mm from the neighbouring boundary, with the rear element leaving a gap of 230mm to the adjoining boundary. While some overshadowing may occur at dusk and dawn when the sun is at its lowest, this is considered typical for extensions to semi-detached properties and is mitigated by the scale of the projection. The ground floor rear element will project 3150mm, and the first-floor element 2475mm, both within the 3650mm guideline set out in Policy DC1 of the UDP. Additionally, the use of pitched roofs with eaves positioned at their lowest towards the shared boundaries further reduces any potential for overshadowing or an overbearing impact. It is therefore not anticipated that the proposal would result in an unacceptable loss of light or appear overbearing to the adjoining and adjacent properties.

In terms of privacy, the scheme proposes two new windows on the front elevation (one at ground floor and one at first floor), a single window on the ground floor side extension, and to the rear, two first-floor windows along with a ground floor window and glazed double doors. All of the openings are either forward or rearward facing, with the exception of the ground floor side window serving a utility room, which will be screened by the existing boundary fence. As such, the proposal is not expected to give rise to overlooking or privacy concerns.

Visual Amenity
The proposed additions would be finished in brickwork to match the main house, with pitched roofs and roof tiles also to match the roof of the main house. The windows and doors are to be uPVC to match the existing.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the scale and style of the houses in this locale. Set at the rear and side of the property, the proposal would be visible within the street scene to the side of the house, however given its significant setback of 1.55m at ground floor and 4.8m at first floor, it would not appear substantial on the street scene so should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature.

The design and appearance of the proposed extension accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage
There is 750mm at minimum is retained at the side of the property, the applicant has confirmed storage of refuse bins is to remain at the rear.

Parking
The current parking arrangements will be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed rear and side extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy 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 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: Approval

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. 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. Drawing – Proposed Floor Plans and Elevations – 06 October 2025 – Ref: 2025.19.P5, P6, P7, P8.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

11 Lavister Avenue, Manchester, M19 1RT
31 Uppermill Drive, Manchester, M19 1RU
17 Lavister Avenue, Manchester, M19 1RT
29 Uppermill Drive, Manchester, M19 1RU
27 Uppermill Drive, Manchester, M19 1RU
28 Lavister Avenue, Manchester, M19 1RT
24 Lavister Avenue, Manchester, M19 1RT
15 Lavister Avenue, Manchester, M19 1RT

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