

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143843/FH/2025
Date registered valid: 17 September 2025
Proposal: Erection of single storey front extension
Address: 42 Floyd Avenue, Manchester, M21 7NB
Ward(s): Chorlton Park Ward

Applicant: Ms. Tracy Kaar
Agent (if any): Mr. Matthew Hill, Architectural Solutions Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **29 October 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 September 2025

Expired: 13 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

The property that is subject of this householder application is a semi-detached two-storey C3 dwellinghouse. The property features white uPVC windows with a red brick and a grey slate roof. To the front of the property is a hardstanding driveway bordered by a mid-rise fence and shrubbery. To the rear of the property is a large garden which is bordered to all other aspects by residential gardens.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Floyd Avenue is a residential street situated within the Chorlton Park Ward of Manchester. The street and surrounding properties benefit from public green space, sitting north-east of Chorlton Water Park. Other properties within the area benefit from planning permission, other family dwellings within the area are of a similar design and age.

Site Photos



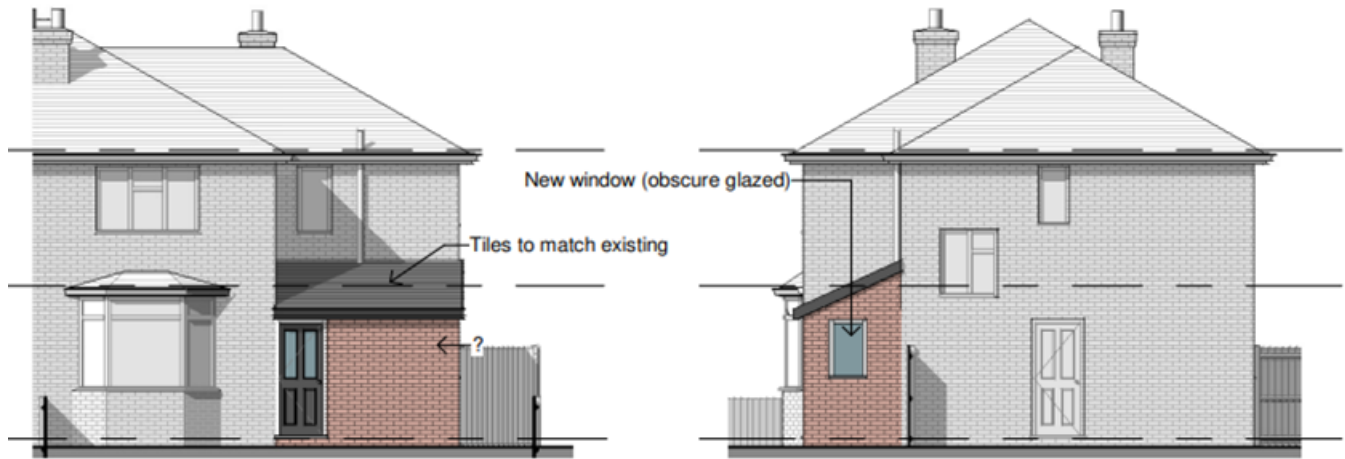
Description of development

The applicant is seeking planning permission for the erection of a single storey front extension in order to facilitate a ground floor bathroom and hallway.

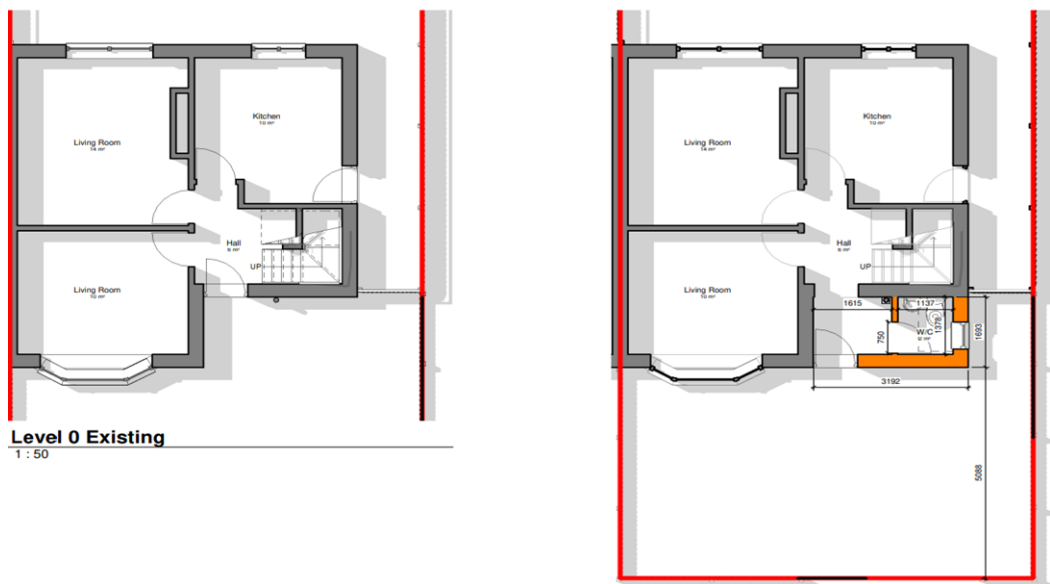
Consultations & Notification Responses

Neighbours as per appendix 1- no comments or objections.

Proposed Plans



Proposed side elevations



Proposed and existing ground floor plans

POLICY

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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

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

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice 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 residents.

Principle

The principle of erecting a front extension for a ground floor bathroom is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Communication and Amendments

The scheme underwent a re-consultation of neighbours as a new window on the side elevation was introduced into the scheme.

Planning History

No relevant planning history.

Waste Storage and Parking

The proposed would have no impact upon the current waste storage arrangements. The revised plans show that the driveway would measure 5.088m in length. This would be in line with maintaining the standard car parking space of 4.8m by 2.4m and would therefore be acceptable in this instance.

Siting Scale and Massing

The front extension would be sited north-west of the property; it would project 1693mm forwards of the host dwellinghouse to meet the existing front building line. The total length of the extension across the front of the dwellinghouse would be 3192mm. The proposed would have a mono-pitched roof design that would measure to 3222mm sloping down to meet the eaves at 2279mm. The extension proposes the addition of one window and one door. The obscure glazed window would be on the side elevation and face towards no. 40 Floyd Avenue.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse. Given the remaining space on the

driveway, and no impact upon the waste storage arrangements, is considered to be acceptable in this instance. The small scale of the extension is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of brickwork to match the existing dwellinghouse. Materials of uPVC would be used to match the existing windows, and the proposed roof would be made of slate tiles to match the existing. The insertion of the window in the side elevation should not cause issues associated with privacy or overlooking as it would be obscure glazed.

Although the proposal would be visible from the street, the extension is considered to be a small addition. It would not be an unusual addition as many other properties within the area benefit from planning permission. Through the use of matching materials, the extension would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The non-adjoining neighbour, no. 40 Floyd Avenue sits north-west of the applicant property. The proposed would not pass the side building line and therefore would maintain the current distance between the properties. Regarding sunlight, the proposed would cause slight overshadowing onto no. 40 Floyd Avenue. However, this would not be considered significant and would not be so undue to warrant a reason for refusal. One window would face towards this property, however considering it is proposed to be obscure glazed, and no objections have been received, it is not considered to affect the existing levels of privacy between the neighbouring residential units. A door is proposed on the front elevation which would face towards Floyd Avenue. The door replaces an existing door and therefore would not be introducing a new entrance onto the property.

The adjoining neighbour, no. 44 Floyd Avenue would be separated from the extension. Considering that the extension does not pass the front building line, the proposal is not considered to cause any additional shadowing, create an overbearing presence or pose any privacy issues for no. 44 Floyd Avenue.

The opposing neighbour, no. 57 Floyd Avenue would face towards the front extension. Considering that the extension would not affect the 22m distance between the properties, the extension is not considered to affect the existing levels of privacy and on-looking between the properties. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

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

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. No significant problems have arisen during the consideration of this application, and the applicant 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 have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

Proposed and existing elevations, ref- 3047-01A

Proposed site plan, ref- 3047-01A

Proposed and existing ground floor plans, 3047-01A

Location plan, ref- 3047-01A

Received on 22 October 2025

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

- *[main brick: to match the existing]*
- *[roof tiles: slate to match existing]*
- *[window frames: uPVC to match existing]*

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) The window on the ground floor of the side 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.

Appendix 1 – List of consultees & neighbours notified

59 Floyd Avenue, Manchester, M21 7WG
11 Melland Avenue, Manchester, M21 7HZ
57 Floyd Avenue, Manchester, M21 7WG
55 Floyd Avenue, Manchester, M21 7WG
53 Floyd Avenue, Manchester, M21 7WG
44 Floyd Avenue, Manchester, M21 7NB
40 Floyd Avenue, Manchester, M21 7NB
9 Melland Avenue, Manchester, M21 7HZ
22 Lundy Avenue, Manchester, M21 7JW

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