

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144705/FH/2025
Date registered valid: 16 December 2025
Proposal: Erection of single-storey extension.
Address: 93 Caldervale Avenue, Manchester, M21 7PN
Ward(s): Chorlton Park Ward

Applicant: Ms Amanda Cecil
Agent (if any): Mr Darren Smith, Manchester Equipment & Adaptations Partnership
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **9 February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

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 C3 two storey end terraced property. The property features red brickwork and white uPVC. To the front of the property is a hardstanding driveway and to the rear is a moderately sized rear garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Caldervale Avenue is a residential street situated in the Chorlton ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced houses of a similar design and age. Many other properties in the area benefit from planning permission. The area benefits from walkable areas of green space including Parkway Field and Chorlton water park.

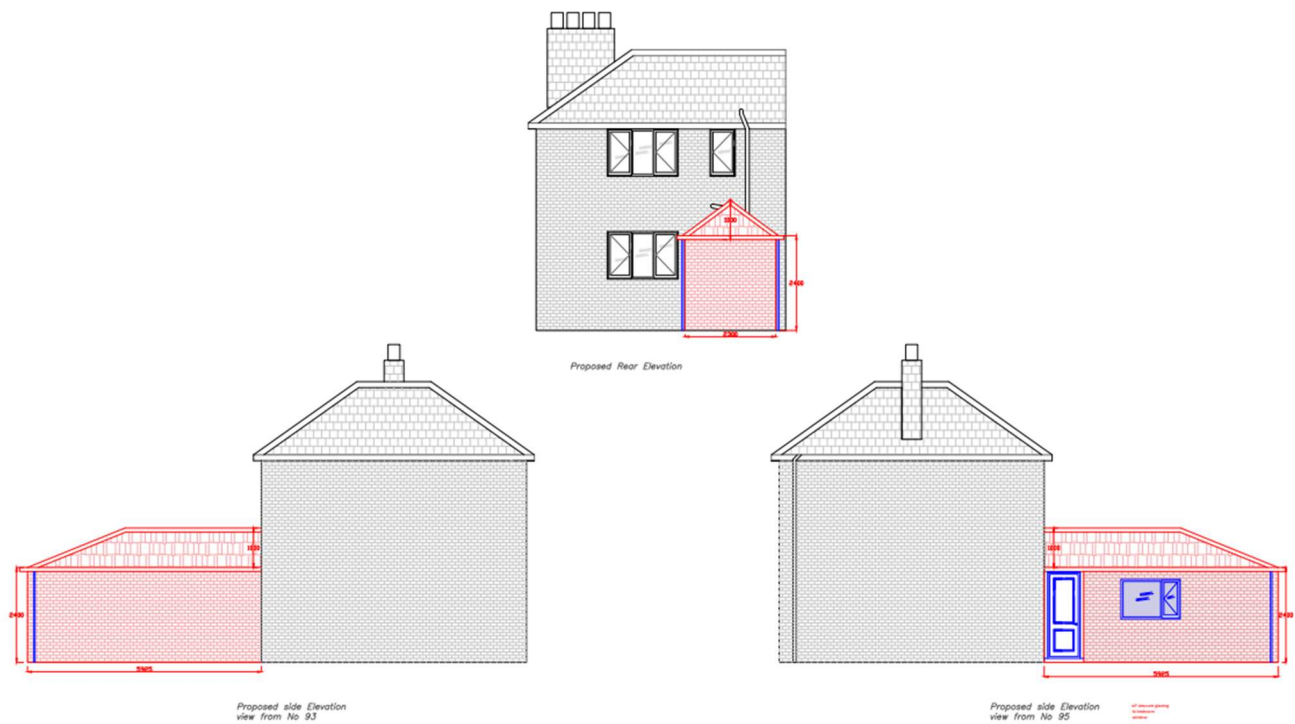
Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension for a disabled resident. The extension would facilitate a ground floor bedroom.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Proposed Plans:



Site Photos:





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Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance: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 2025)- 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

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Policy S4- Achieving sustainable development

Policy DP2, DP3 and DP4- Achieving well-designed places

Places for Everyone- Along 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 DC1., 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.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey rear extension is acceptable given that it would facilitate accommodation for a disabled resident. Many individuals prefer to extend and later their homes to meet 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.

Siting Scale and Massing

The development would be located northwest of the applicant property. The rear extension would project backwards from the host dwellinghouse by approx 5.9m. The development would extend 2.9m across the rear of the property. The extension would measure a roof height of 3.4m sloping down to meet the eaves at 2.4m. The extension would be set back from the shared western boundary by 0.25m and would be circa 4.1m from the other, eastern shared boundary. The rearward projection of the extension would exceed the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65.) It is within the limitations for a larger homes extension application, and it is considered that this variance can be accommodated in this location in this instance. Considering the proposal would provide the necessary facilities for a disabled resident, the larger extension is considered acceptable in this instance.

The extension introduces the addition of two windows and one door. The two windows and door would be inserted on the side elevation of the property. The side elevation window would be obscurely glazed and located 4m away from the shared boundary. The distance and addition of the obscure glazing would ensure that the additional windows would not give rise to any privacy or onlooking concerns.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed layout plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of brickwork to match the existing dwellinghouse. The rear extensions roof would be made of slate to match the original dwellinghouses roof. Materials of uPVC and aluminium would be used on the proposed windows and doors to match the existing property. Through the use of matching materials, the

extension would look subservient to the dwellinghouse. Although the scale of the extension would be considered large, the facilities it would provide for a disabled resident would outweigh any harm.

This type of development would not be out of character for the area as many nearby properties benefit from planning permission. The extension would not be visible from the street scene. 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.

The rear extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted location plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be retained. 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 adjoining neighbour, no 91 Caldervale Avenue sits west of the applicant property. Regarding sunlight, the extension would cause slight over shadowing onto the neighbouring property in the summer morning hours, however this would not be so significant to warrant a reason for refusal. The extension would be set back from the shared boundary with no. 91 Caldervale Avenue by 0.2m. As existing, the shared boundary is not considered to be open due to two outbuildings along the boundary. The presence of the outbuilding along the shared boundary would reduce the impact of the extension upon the neighbour. Although the extension would project by 5.9m, the one storey height and set back from the property would reduce any feelings of overbearingness. No windows are proposed to face towards the neighbouring property and is not considered to affect the existing levels of privacy between the neighbours.

The non-adjoining neighbour, no. 95 Caldervale Avenue sits east of the applicant property. Regarding sunlight, the proposed extension is not considered to cause any overshadowing onto the neighbouring property. The rear extension would be set back from the shared boundary with no. 95 Caldervale Avenue by 4m. The 4m distance and the one storey height would reduce any feelings of overbearingness with the neighbouring property. Additionally, one window would face towards this neighbour, however, the 4m distance from the shared boundary and obscure glazing is not considered to affect the existing levels of privacy between neighbouring residential units.

The neighbour to the rear, no. 69 Brandwood Avenue would be located circa 25m away from the proposed development. The extension is not considered to impact this property, the distance of 25m away would be sufficient in maintaining the existing levels of privacy and the addition of the windows would not give rise to any additional overlooking that is already present.

Therefore, the proposed extension would be in-keeping with providing enough private external amenity space. Privacy between the neighbouring residential units will be unaffected. 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.

Waste Storage and Parking

The proposal is not considered to affect the current waste storage arrangements and would retain the existing parking provision to the front of the property.

Conclusion

Given the above issues, it is considered that the scheme for 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, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policy JP-P1 of the Places for Everyone Joint Development Plan Document.

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 the application, and the application has been determined in a timely manner, in accordance with the policies in 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:

Location plan, ref- PP-14531329v2
Proposed ground floor layout drawing no. 1
Proposed elevations drawing no. 1

Received on 9 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) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[Brickwork to match existing]*
- *[Roofing tiles to match existing]*
- *[uPVC window frames 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

95 Caldervale Avenue, Manchester, M21 7PN
91 Caldervale Avenue, Manchester, M21 7PN
67 Brandwood Avenue, Manchester, M21 7PL
65 Brandwood Avenue, Manchester, M21 7PL
63 Brandwood Avenue, Manchester, M21 7PL
61 Brandwood Avenue, Manchester, M21 7PL

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