

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144045/FH/2025

Date registered valid: 23 September 2025

Proposal: Erection of single storey side extension and alterations to existing property with associated landscaping works

Address: 2 Fairhaven Avenue, Manchester, M21 8TW

Ward(s): Chorlton Park Ward

Applicant: Ms Samantha Jury-Dada

Agent (if any): Mr James Darwent, Darwent Architecture Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 October 2025 Expired: 27 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

Listed building: Not applicable

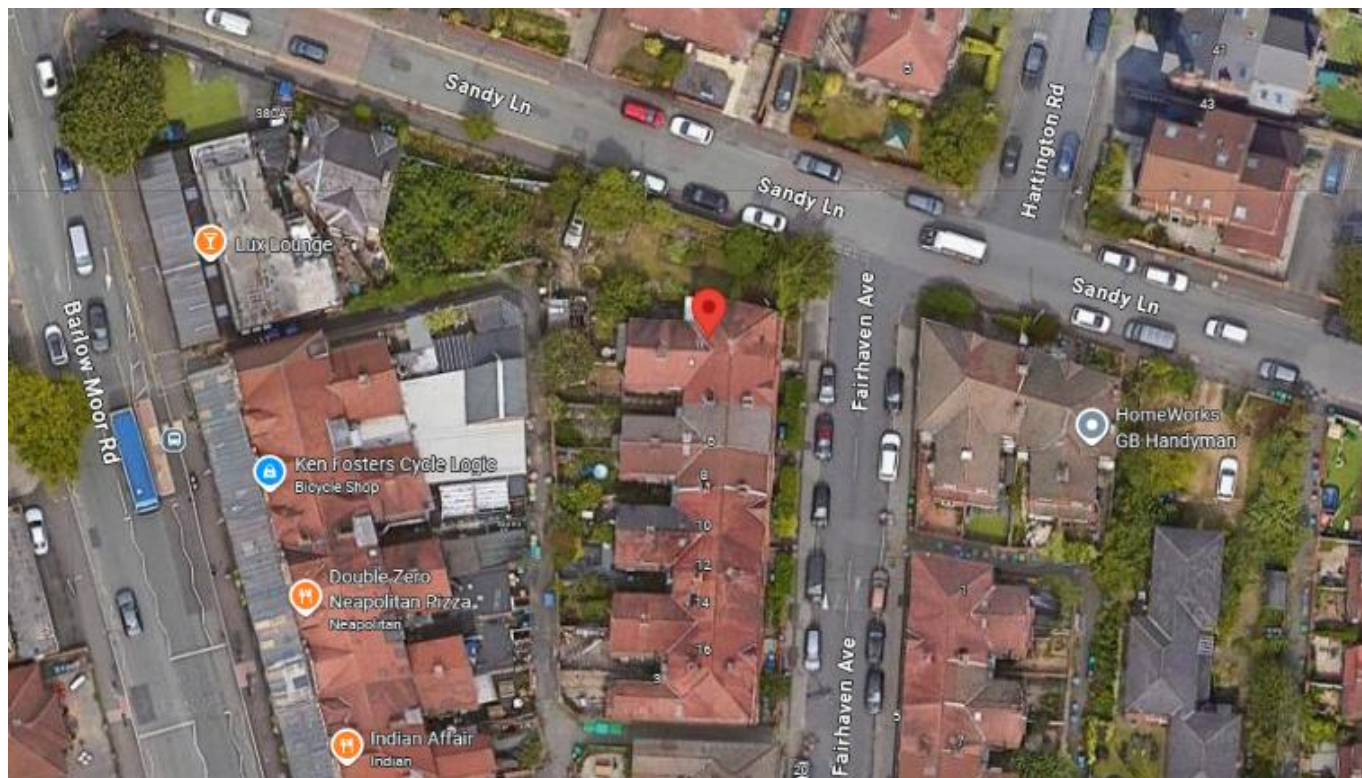
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced residential dwellinghouse of red and buff brick, red paint, and white paint with a red tiled hipped roof. The property features white uPVC-framed windows, a front porch canopy/overhang, a modest front garden bordered by a low level stone wall, a part-single / part-two storey rear outrigger, a paved driveway to the rear (accessed via Sandy Lane), and a spacious side and rear garden bordered high-level timber fencing.

Fairhaven Avenue is a residential street situated within the Chorlton Park ward of Manchester, close to Beech Road Park, Cleveleys Avenue allotments, and Barlow Moor Road (B5217). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to Chorlton District Centre and public outdoor 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 extension together with alterations to the existing property with associated landscaping works.

Planning history

No previous history.

Consultations & Notification Responses

Local residents – no representations received.

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:

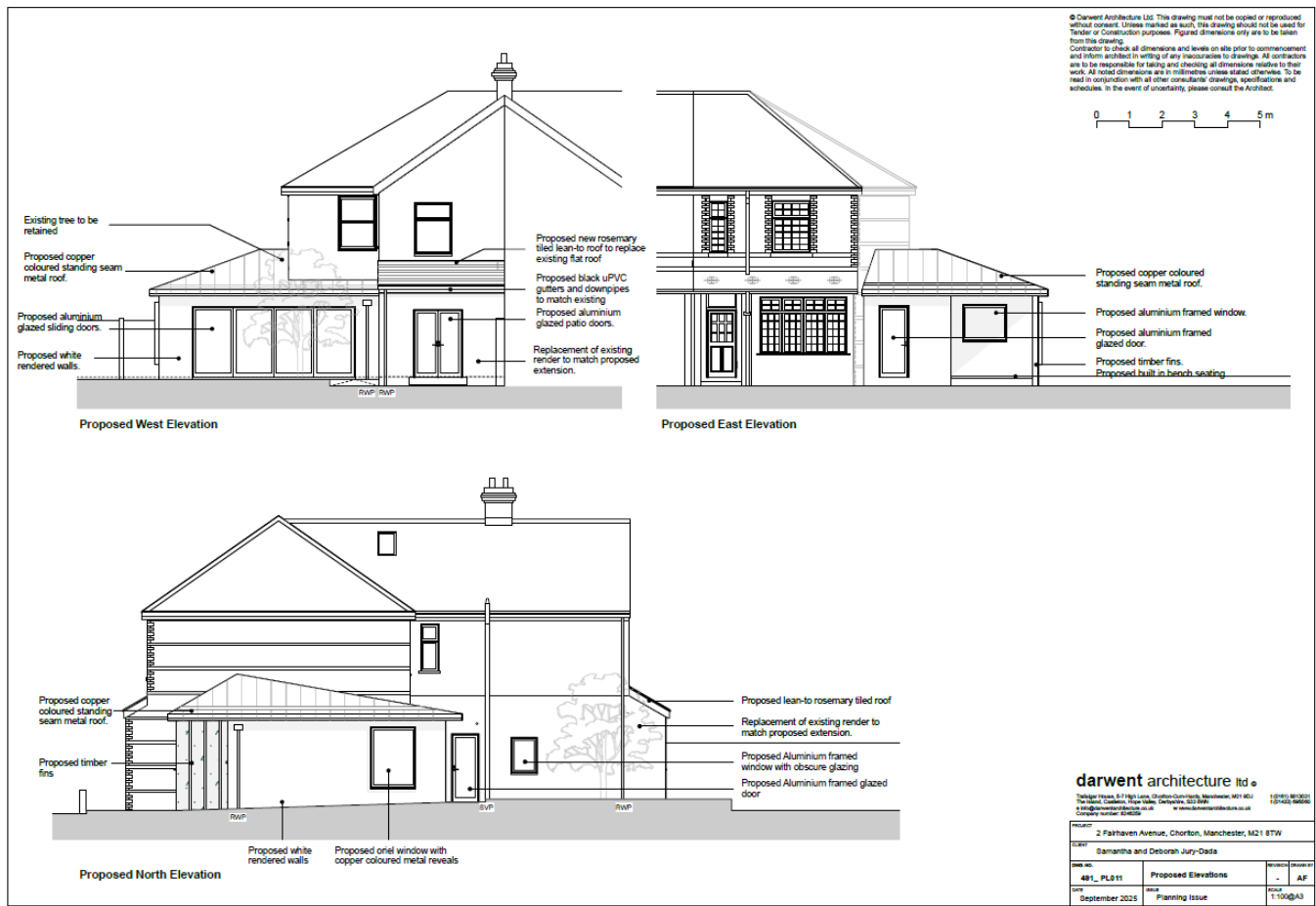
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

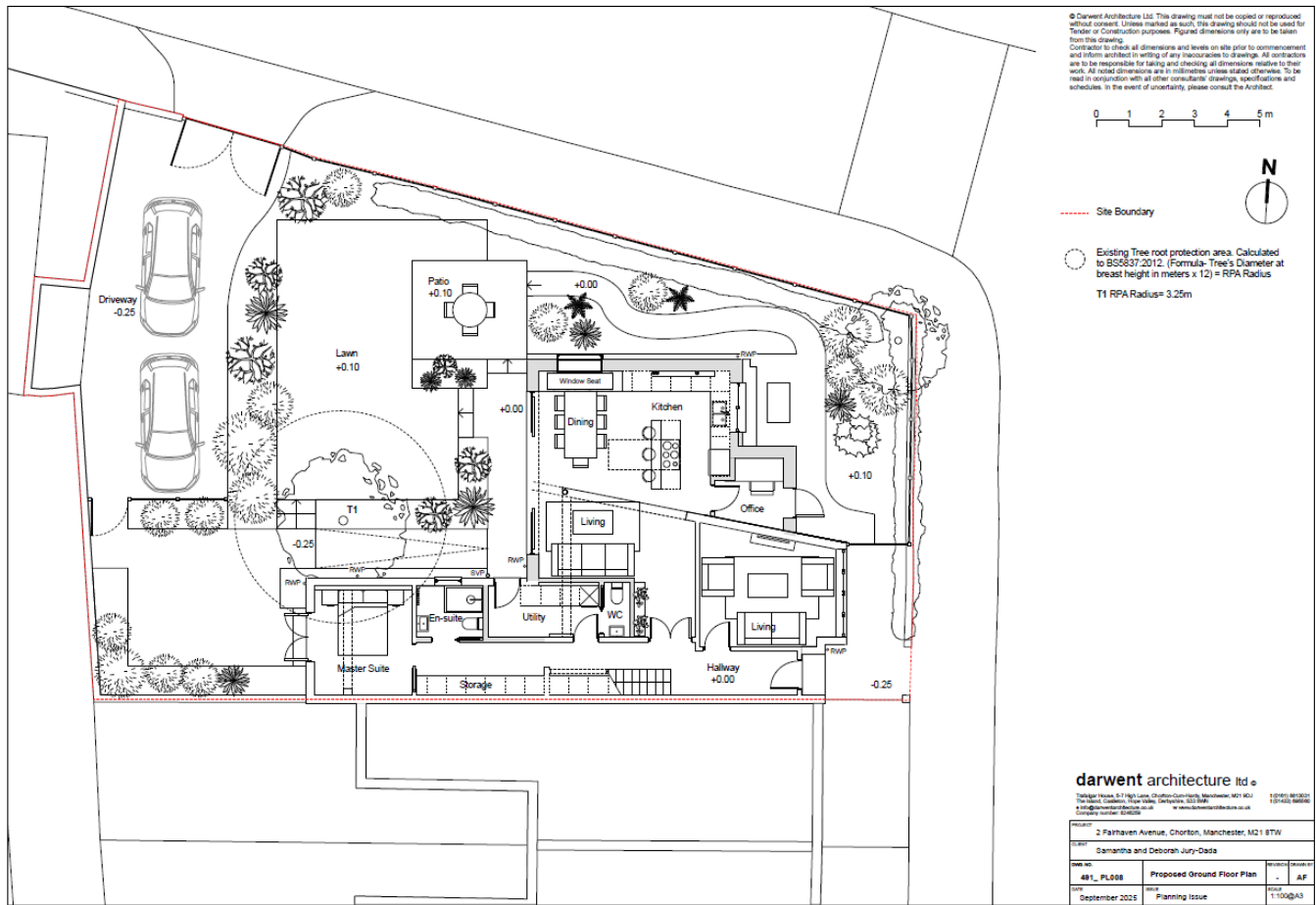
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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





Submitted proposed floor plan

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent 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 occupiers.

Principle – the principle of erecting a single storey side extension 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.

Siting, scale, and massing – the extension would be sited at the side of the property, facing north, as well as altering/replacing the existing single storey rear outrigger. It would project 5.67m sideways from the host dwellinghouse at the front, with a width of 7m to the rear, a length of 8.9m, a hipped roof height of 4.11m and an eaves height of 2.7m. A gap of 3.6m would be maintained to the plot's front boundary and a gap of 2.79m would be maintained to the plot's northern side boundary.

The overall siting, scale, and massing of the proposal is considered acceptable on the basis that the single storey extension would be subservient to the host dwellinghouse in terms of its

dimensions, would avoid resulting in an excessively large or bulky addition to the property, and would not form an overbearing feature for neighbouring occupiers. Sufficient private outdoor amenity space would also be retained to the side and rear of the dwellinghouse.

Appearance and visual amenity – the extension would feature white rendered walls to the front, side, and rear, with timber supports/fins to its northern side elevation, a copper coloured standing seam metal roof, and aluminium-framed doors and windows. It would feature 1no. door and 1no. window to the front, 1no. window to its northern side elevation and a set of sliding doors to the rear, with 1no. skylight to its west facing roof slope.

The proposed extension represents a contemporary addition to an otherwise traditional style property. Notwithstanding its modern design, the scheme demonstrates a considered approach to integrating with the existing dwellinghouse through its use of a white render finish, which would complement the white-painted first floor, and a copper-coloured roof that would relate visually to the red tiled roof of the application property and surrounding dwellinghouses. Positioned on a prominent corner plot with mid to high level boundary treatments, it is acknowledged that the extension would be visible within the street scene and public realm, however, it is not considered to result in an unduly harmful impact upon the visual amenity of the area, nor would it conflict with the established building lines of the locale. This view is supported by the agent's submission of a detailed materials schedule, including product specifications and photographic samples, which has allowed for upfront scrutiny of the proposal's materiality, ensuring a high-quality finish and securing the visual integrity of the proposal without reliance on conditions. The presence of similar modern interventions in the locality, such as the single storey side extension at No.48 Hartington Road (approved under 136425/FH/2023), further supports the view that the proposal would be in-keeping with the evolving character of the area.

Residential amenity – given that the side extension would be single storey, with a maximum pitched roof height of 4.11m, an eaves height of 2.7m and would be sited away from neighbouring dwellinghouses, it is considered that it should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, it would not feature any windows in close proximity to boundaries shared with neighbouring properties, therefore, the proposal is not considered to give rise to any issues of overlooking or loss of privacy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space to the rear (accessed off Sandy Lane) would be retained.

Replacement outrigger roof – the proposal also includes the replacement of the existing flat roof on the single storey rear outrigger to the west of the property with a rosemary tiled pitched roof to match the existing dwellinghouse. This alteration represents an improvement to the current appearance of the property and visual amenity of the area and would have a minimal impact upon the residential amenity of neighbouring occupiers on account of it being sited to the north of the adjoining dwellinghouse. On this basis, it is considered acceptable.

Render to existing dwellinghouse – the proposal also includes the replacement of existing sections of render at ground floor level to the north and west facing elevations with white render to match the proposed extension. This would provide a more cohesive and consistent appearance to the dwellinghouse overall and is therefore considered acceptable.

Elevational alterations – the proposal also includes the following elevational alterations to the existing dwellinghouse:

- Replacement of the existing ground floor window in the rear elevation of the outrigger with a set of aluminium-framed patio doors.
- Replacement and repositioning of the existing ground floor door and window and in the northern side elevation with an aluminium-framed door and window.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Landscaping – the proposal also includes alterations to the soft and hard landscaping of the site, including the installation of new pathways, a patio area, and lawn, together with additional areas of planting. These alterations are able to be undertaken under permitted development rights without the need to apply for planning permission.

Boundary treatment – the proposal also includes replacing the existing 1.8m boundary fences to the north and east with a 1m-high brick wall topped by 0.8m-high fencing (totalling 1.8m in height). This would improve the appearance of the property, whilst ensuring pedestrian and highways safety remain unaffected due to the height of the boundary treatment remaining as existing.

An additional section of 1.8m-high fencing/wall would also be installed along the eastern boundary, projecting further southwards to enclose the property's garden space. This would improve the appearance of the property, whilst ensuring pedestrian and highways safety remain unaffected due to its siting away from the junction.

The existing vehicular access gate located to the north would also be replaced. This would improve the appearance of the property, whilst ensuring pedestrian and highways safety remain unaffected due to its height and width remaining as existing.

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

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 drawings and documents:

'Proposed Ground Floor Plan', numbered '491_PL008', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Proposed First Floor Plan', numbered '491_PL009', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Proposed Roof and Landscape Plan', numbered '491_PL010', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Proposed Elevations', numbered '491_PL011', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Proposed Elevations in Context' numbered '491_PL012 REV A', received by the City Council as Local Planning Authority on the 3rd November 2025.

'Materials Schedule', received by the City Council as Local Planning Authority on the 3rd November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to 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 those as specified on the following approved drawings/documents:

'Proposed Elevations', numbered '491_PL011', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Proposed Elevations in Context' numbered '491_PL012 REV A', received by the City Council as Local Planning Authority on the 3rd November 2025.

'Materials Schedule', received by the City Council as Local Planning Authority on the 3rd November 2025.

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) Tree protection during works:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

380A Barlow Moor Road, Manchester, M21 8AZ
48 Hartington Road, Manchester, M21 8UY
46 Hartington Road, Manchester, M21 8UY
380 Barlow Moor Road, Manchester, M21 8AZ
The Sandy Lane Dental Practice, 7 Sandy Lane, Chorlton, Manchester, M21 8TL
3 Sandy Lane, Chorlton, Manchester, M21 8TL
1 Sandy Lane, Chorlton, Manchester, M21 8TL
372A Barlow Moor Road, Manchester, M21 8AZ
4 Fairhaven Avenue, Manchester, M21 8TW
378A Barlow Moor Road, Manchester, M21 8AZ
378 Barlow Moor Road, Manchester, M21 8AZ
374 - 376 Barlow Moor Road, Manchester, M21 8AZ
372 Barlow Moor Road, Manchester, M21 8AZ
44 Sandy Lane, Chorlton, Manchester, M21 8TN
42 Sandy Lane, Chorlton, Manchester, M21 8TN
5 Sandy Lane, Chorlton, Manchester, M21 8TL
4 Sandy Lane, Chorlton, Manchester, M21 8TN
2 Sandy Lane, Chorlton, Manchester, M21 8TN

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