MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144776/FH/2025
Date registered valid:	22 December 2025
Proposal:	Elevational alterations to create a new enlarged window and doors to the rear and side elevation and the creation of a new terrace (720mm above ground level) to be level with internal floor level.
Address:	10 Oak Avenue, Manchester, M21 8BB
Ward(s):	Chorlton Park Ward
Applicant:	Ms Frances Wardle
Agent (if any):	Mr Tom Partridge, Common Practice
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **24 Feb 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 January 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 January 2026 Expired: 27 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a part three, part two storey dwellinghouse on Oak Avenue. The property features a two-storey outrigger to the rear, off street parking to the front and a garden to the rear.

Description of area

The proposal is in a mostly residential part of the Chorlton Park ward of Manchester.

Description of development

Elevational alterations to create a new enlarged window and doors to the rear and side elevation and the creation of a new terrace (720mm above ground level) to be level with internal floor level.

Elevational alterations to create a new enlarged window and doors to the rear and side elevation

The proposed elevational changes include:

- Removal of existing rear facing outrigger window and replacement with large, aluminium framed fixed picture window
- Removal of existing patio doors on rear elevation and replacement with aluminium framed increased width bifold doors including top light above
- Insertion of side facing aluminium framed bifold doors to outrigger.

The creation of a new terrace (720mm above ground level) to be level with internal floor level.

The proposed terrace projects 1800mm from the existing rear elevation and spans from the outrigger to shared boundary. The terrace sits at 720mm to meet flood level and is finished in natural timber decking.

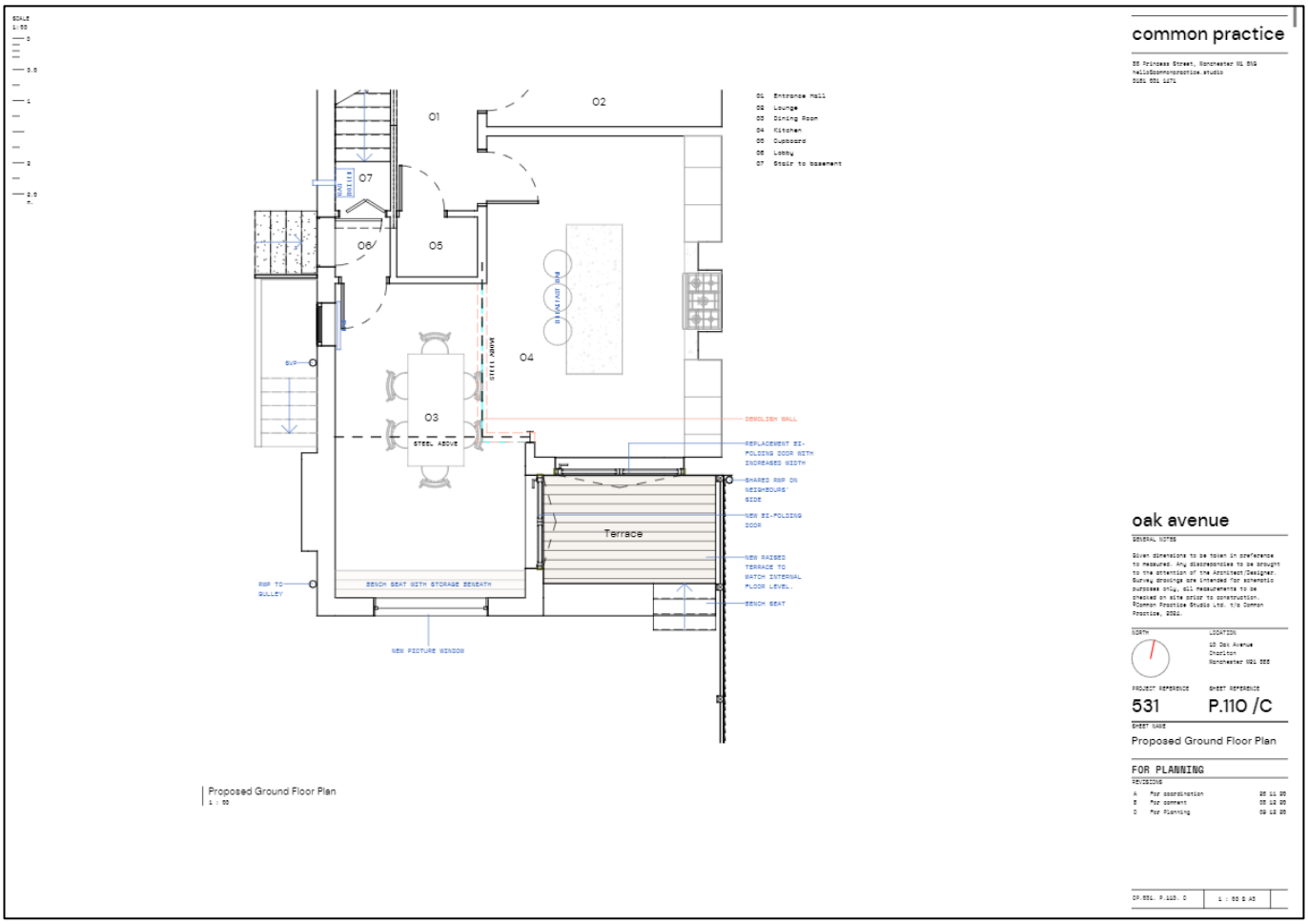


Figure 1. Proposed floor plan

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1no neutral comment received noting

- The potential privacy impact of the proposed side facing patio doors

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

Given the height of the terrace above ground level and the proposed side facing doors a 2m (measured from terrace floor level - 2720mm from ground) privacy screen/fence to the boundary with the adjoining neighbour **i**s required to ensure that there is no overlooking created.

Updated proposed development

The updated scheme adds a 2m privacy screen to the proposed terrace (2720mm from ground)

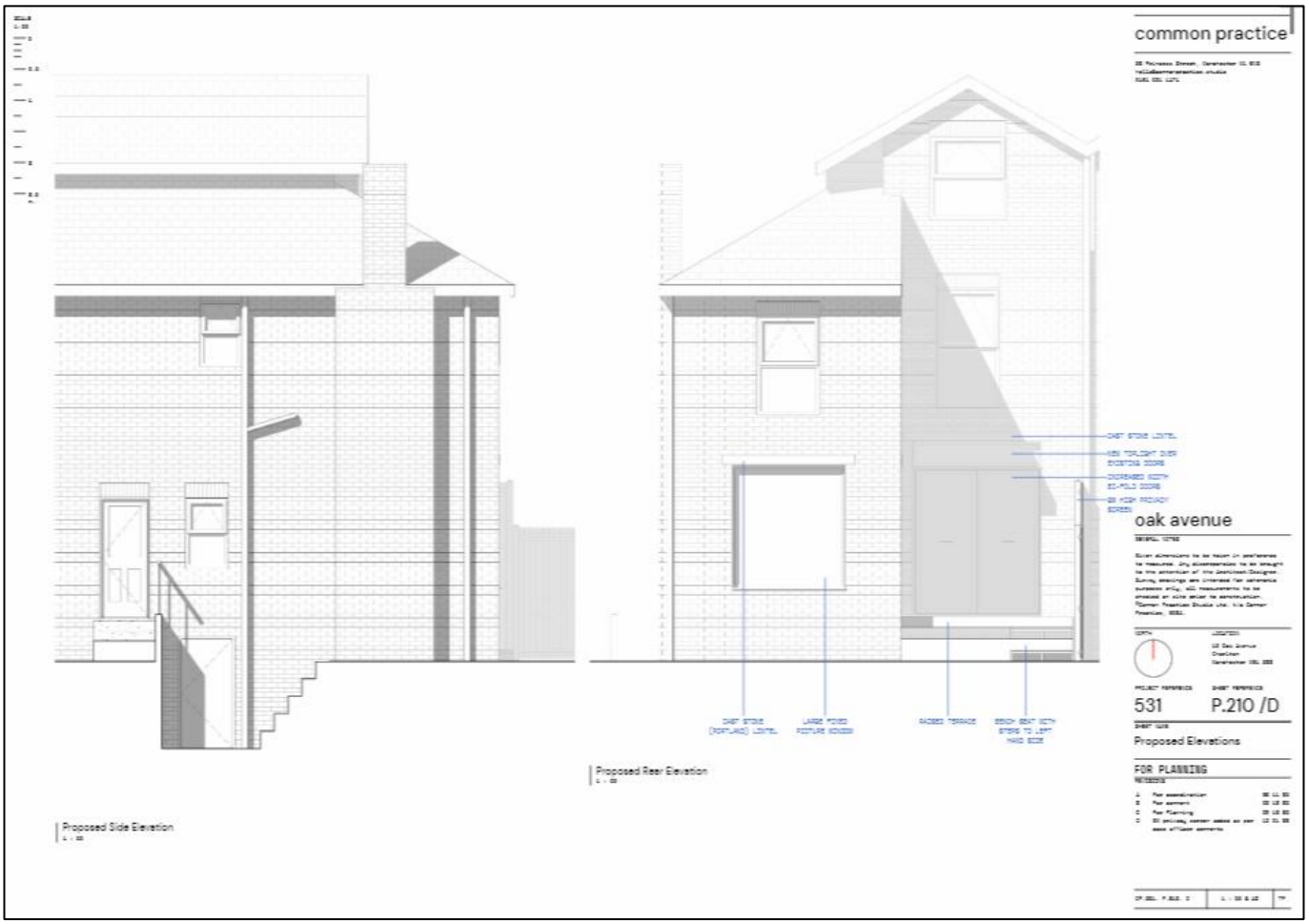


Figure 2. Proposed elevation showing new screen

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Change made within original consultation period with positive impact.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
    - DM2: Information requirements
    - DM3: Determining development proposals
    - DM6: Use of planning conditions and obligations
    - DM7: Relationship with other regulatory regimes
  - Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - Chapter 12 - Making effective use of land
    - L4: Residential extensions
  - Chapter 14 - Achieving well-designed places
    - DP3: Key principles for well-designed places
    - DP4: The Design process

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council

is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed windows are within existing elevations of the building and would likely be a permitted development (PD) installation on their own. Notwithstanding this the size and materiality has an acceptable little impact to the building and is acceptable.

The use of slimline aluminium frames is appropriate to the style of the host property and will integrate smoothly with the contemporary design of the extension without harming visual amenity.

The proposed privacy screen sits at 2720mm above ground level and although the privacy screen introduces some additional height adjacent to No. 12, the resulting impact on light and openness is limited due to the south-facing orientation and the existing two-storey rear projection, and is therefore considered acceptable.

While some elements, such as the replacement windows and doors, could be installed under permitted development on their own, the combined works including the raised terrace require full planning permission and have therefore been assessed in that context.

Due to its, size, position and location in relation to neighbours, on balance, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

No views of the main proposed works are capable of being seen from the street. Given the position of the additions together with the use of proposed materials, the character of the street would not be unduly affected.

Effects on amenity

Privacy

The proposal introduces a 2720mm high privacy screen to negate any potential overlooking or privacy impacts to neighbours by the raised terrace. In the interests of clarity and neighbour amenity, it is considered necessary to secure the detailed height, materials and finish of the privacy screen by condition

The enlarged rear-facing doors do not introduce any additional overlooking beyond the current level already afforded by existing ground-floor openings and the typical rear-garden relationship in the street.

Light

Given the main impact to light is a 2720mm high privacy screen the impact to light from the added massing is acceptable, especially considering the rear elevations are south facing and benefit from direct sunlight most of the day.

Noise

The proposed works are not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter access arrangements to or within the dwelling and therefore has no impact on the building’s overall accessibility

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private
The proposal has no impact on green infrastructure.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION
The proposed alterations and raised terrace, as amended to include a 2-metre privacy screen, are acceptable in terms of both design and neighbour amenity. The scheme respects the character of the existing property and will not alter the appearance of the street given its position to the rear.

The privacy screen effectively addresses the potential overlooking identified during consultation, ensuring that neighbouring residents are protected from loss of privacy. The relationship with adjoining properties, together with the site's south-facing orientation and existing built form, means that any impact on light or openness is limited and not harmful.

Overall, the development represents a reasonable and proportionate form of home improvement. It complies with the relevant policies of the Development Plan and national guidance. There are no material considerations that would justify withholding permission.

The application is therefore recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 15 Dec 2025 A.001 /B THE LOCATION PLAN
b. Drawing - Site Plan 13 Jan 2025 P.100-D SITE PLAN
c. Drawing - Proposed 13 Jan 2025 P.110-D GROUND FLOOR PLAN
d. Drawing - Proposed 13 Jan 2025 P.210-D ELEVATIONS
e. Drawing - Proposed 13 Jan 2025 P.211-B SIDE ELEVATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plans:

a. Drawing - Proposed 13 Jan 2025 P.110-D GROUND FLOOR PLAN
b. Drawing - Proposed 13 Jan 2025 P.210-D ELEVATIONS
c. Drawing - Proposed 13 Jan 2025 P.211-B SIDE ELEVATION

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. Privacy Screen

The privacy screen shown on the approved drawings shall be installed in full prior to first use of the terrace and shall be retained as installed thereafter. The screen shall be constructed in materials that are solid, permanently fixed, and non-transparent.

Reason - To protect the privacy and amenity of neighbouring occupiers in accordance with Policy DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

7 Chestnut Avenue, Manchester, M21 8BE

8 Oak Avenue, Manchester, M21 8BB

7 Oak Avenue, Manchester, M21 8BB

12 Oak Avenue, Manchester, M21 8BB

Flat 4, 9 Chestnut Avenue, Manchester, M21 8BE

Flat 3, 9 Chestnut Avenue, Manchester, M21 8BE

Flat 2, 9 Chestnut Avenue, Manchester, M21 8BE

Flat 1, 9 Chestnut Avenue, Manchester, M21 8BE

Flat 2, 9 Oak Avenue, Manchester, M21 8BB

9 Chestnut Avenue, Manchester, M21 8BE

Flat 3, 9 Oak Avenue, Manchester, M21 8BB

Flat 1, 9 Oak Avenue, Manchester, M21 8BB

11 Oak Avenue, Manchester, M21 8BB

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