

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144250/FH/2025
Date registered valid: 27 October 2025
Proposal: Erection of two storey side extension with single storey rear extension.
Address: 1 Rowsley Avenue, Manchester, M20 2XD
Ward(s): Didsbury West Ward

Applicant: Mr David Rogers
Agent (if any): Mr Terence Vernon
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15/12/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 3 November 2025 Expired: 24 November 2025

Neighbour notifications

Printed: 3 November 2025 Expired: 24 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 large detached two-storey residential dwelling. The property is finished in red brick and clay roof tile. To the front there is hardstanding for parking and to the rear there is a single storey outrigger. Boundary treatment is a mixture of conifers hedgerows and mid-level red brick walls.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Rowsley Avenue is a residential street consisting of large, detached family dwellings. The Spire Hospital sits directly opposite the top of Rowsley Avenue, with the River Mersey to the south.

Description of development

The applicant is seeking permission for the erection of a two-storey side extension and a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – 1no. neutral comment requesting swift bricks are incorporated into the building to support local wildlife.

Highways – Notes that the addition will reduce the amount of vehicle turning room on site, but the site can still accommodate off street parking at the front.

Policy

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
- Policy EN3 - Heritage

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:

- JP-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

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- Chapter 8. Promoting healthy and safe communities.
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Sitting, Scale and Mass

The proposed side extension would be two stories, projecting out to the side of the main house by 4300mm, set back from the front elevation by 398mm. The roof would be hipped with an

eaves height of 6100mm and a maximum height of 7470mm, well below the height of the main roof. When viewed from the street scene the proposed addition would appear subservient to the host building.

The proposed rear extension would run across the rear of the main house and along the side of the garden in an 'L' shape, with the main section having a lean-to roof and the outrigger section having a flat roof. The eaves would be 3220mm across both roof types, set back from the side boundaries by 300mm and 700mm, and from the rear boundary by around 1770mm.

Overall, although large, the additions are proportionate for a house and plot of this size, they do not appear overbearing or incongruous with the main dwelling.

Residential Amenity

Although the extension is large and spans along the entire boundary with No. 151 Barlow Moor Road, the generous size of these plots ensures a sufficient separation between dwellings. Additionally, the proposed single-storey rear extension, which runs along the garden boundary, will largely reflect the scale and form of the existing extension at the neighbouring property. The current boundary treatment consists of tall, dense conifer hedges along the sides and rear of the garden. The proposed extension will sit lower than these hedges, ensuring there is no reduction in the level of daylight currently enjoyed by neighbouring residents.

In terms of fenestration, the front elevation will include a garage door and a window, while the side elevation facing away from the house will remain blank and featureless. The rear elevation will incorporate a glazed bifold door and a window, and the side elevation facing into the garden will include two windows and glazed double doors. The roof design features two skylights on the first-floor roof and three skylights on the ground-floor lean-to roof. Given the spacing between properties, the existing tall boundary treatment, and the blank side elevations on the two-storey section, it is not anticipated that the proposed glazing would result in unacceptable overlooking or adversely affect the privacy of neighbouring residents.

Visual Amenity

The proposed side extension would be finished in brickwork and roof tile to match the main house, with only the front elevation being visible from the street scene. It would feature a hipped roof significantly lower than the pitched roof of the main house, with a garage door at ground floor and a window at first floor also visible from the street scene. The rear outrigger section of the proposal would feature a flat roof whilst the section closest to the house would have a lean-to roof.

The proposed extension is relatively similar to existing extensions nearby and thus would be in-keeping with the existing precedent of residential extensions in this locale, no.3 and no.8 Rowsley Avenue featuring similar two-story side extension and no.151 Barlow Moor Road next door featuring a similar flat-roof extension along the side of the garden. The use of matching materials, with a lower height and slight set back should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature as such the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed extensions 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.

Parking

The proposal does result in the loss of some hardstanding but provides garage facilities instead. In addition to this there is still ample space to the front of the property for off street parking.

Waste Storage

Access around the side of the property is retained for storage of refuse bins away from the principal elevation.

Conclusion

Given the above issues, it is considered that the proposed side and rear extensions are 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 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 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 – 13 October 2025 – ref: 1517/26/202
- b. Drawing – Proposed Elevations (front and rear) – 13 October 2025 – ref: 1517/26/205
- c. Drawing – Proposed Elevations (side) – 13 October 2025 – ref: 1517/26/206
- d. Drawing – Proposed Site Plan – 13 October 2025 – ref: 1517/26/207

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. 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:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative:

Swift Bricks: If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Highway Services

West Didsbury Residents Association

Wardens Flat, Rowsley House, 3 Rowsley Avenue, Manchester, M20 2XD

Standwalk Limited, Rowsley House, 3 Rowsley Avenue, Manchester, M20 2XD

153 Barlow Moor Road, Manchester, M20 2YA

151 Barlow Moor Road, Manchester, M20 2YA

2 Rowsley Avenue, Manchester, M20 2XD

4 Rowsley Avenue, Manchester, M20 2XD

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