

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144356/FH/2025

Date registered valid: 24 October 2025

Proposal: Erection of a part-single / part-two storey rear extension following demolition of conservatory; erection of roof extension to the rear in association with loft conversion; erection of replacement first floor dormer to front elevation; erection of garage and garden room at the rear following demolition of existing garage

Address: 6 Sussex Avenue, Manchester, M20 6AQ

Ward(s): Didsbury East Ward

Applicant: Mr Sham Sadiq

Agent (if any): Mr Stelios Kattou, Cheadle Architects

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

Recommendation: Approve

Date of recommendation: 12 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2025

Standard consultations: Printed: 29 October 2025 Expired: 19 November 2025

Neighbour notifications: Printed: 29 October 2025 Expired: 19 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

Listed building: Not applicable

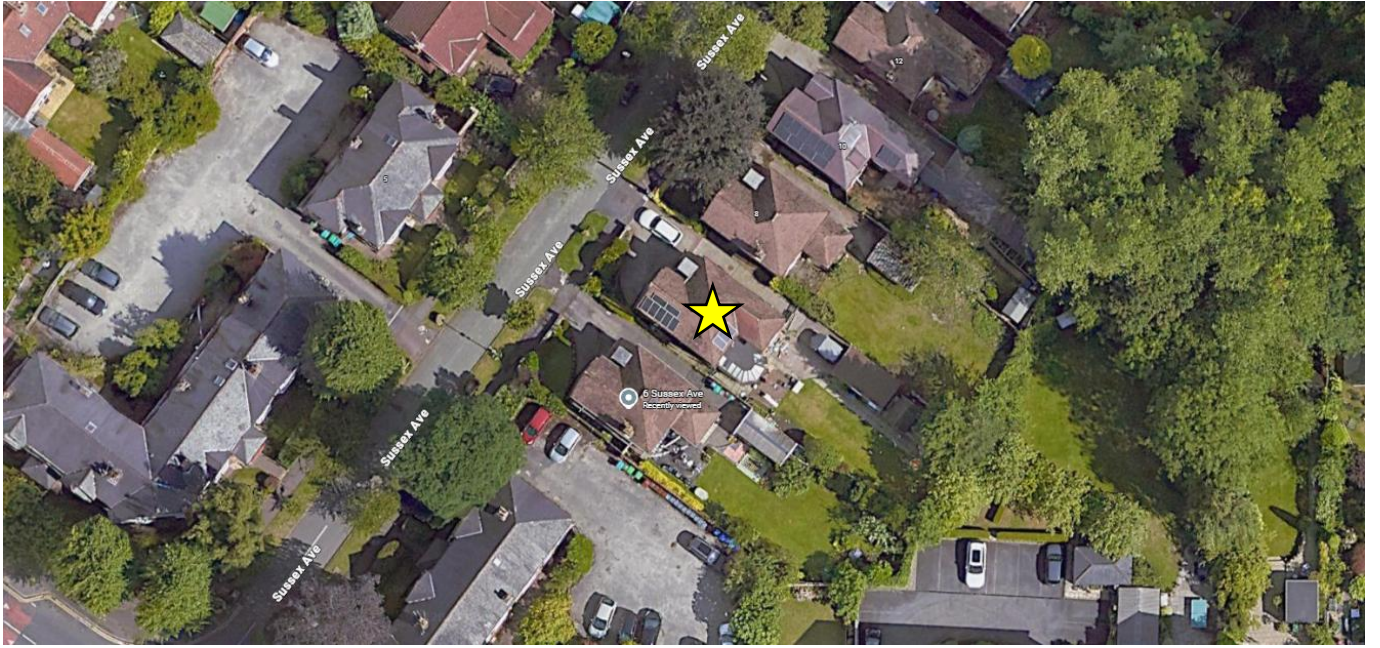
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached dwellinghouse of redbrick, white render, and red hanging tiles with a red tiled hipped roof. The property features white uPVC-framed windows, including a rectangular bay and dormer window to the front, a brick driveway bordered by a low-level stone wall with mid-level timber fencing and mature hedging, a two-storey rear extension and single storey glazed conservatory, and three detached outbuildings situated within a spacious rear garden.

Sussex Avenue is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Burnage railway station, and Kingsway (A34). The area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.







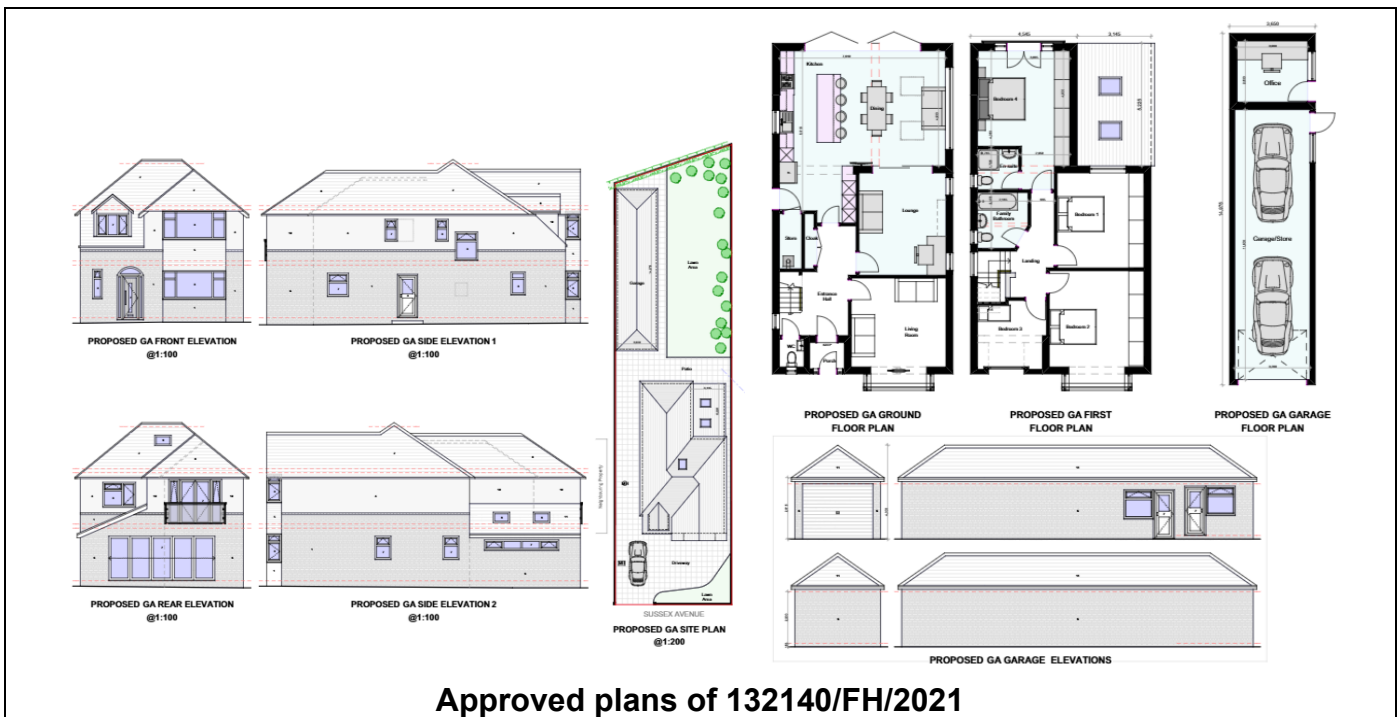
Description of development

The applicant is seeking planning permission for the erection of a part-single / part-two storey rear extension following the demolition of the existing conservatory, the erection of a roof extension to the rear in association with a loft conversion, the erection of a replacement first floor dormer to the front elevation of the property, and the erection of a garage and garden room at the rear following the demolition of the existing garage.

The proposal also originally sought permission for the installation of 2no. side dormers and 1no. rear dormer, however, following negotiations between the agent of the application and the case officer, the side dormers have since been omitted with the rear dormer amended to a rear roof extension.

Planning history

132140/FH/2021 - Erection of part single/part two rear extension, installation of front dormer together with erection of a single storey detached garage following demolition of existing detached garage – Approved (14.01.2022).



Consultations & Notification Responses

One representation was received from **a resident** in response to the application; the comments are summarised as follows:

- A minimum of one Swift nest brick should be included as part of the development to provide enhancement for biodiversity

MCC's Flood Risk Management made the following comments in response to the application:

- The site lies within Flood Zone 1, and the proposed works will result in an increase in impermeable area.
- Please note that no information has been provided to quantify the change in impermeable area resulting from the proposed building and landscaping.
- The Flood Map for Planning indicates that the location of the proposed development is likely to be affected by surface water flooding during a 1 in 100-year rainfall event.
- Upon reviewing the public portal, we note that no supporting documents have been uploaded for the LLFA to assess. Consequently, the LLFA is unable to provide a formal response at this stage.

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 EN14 – Flood Risk
- 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



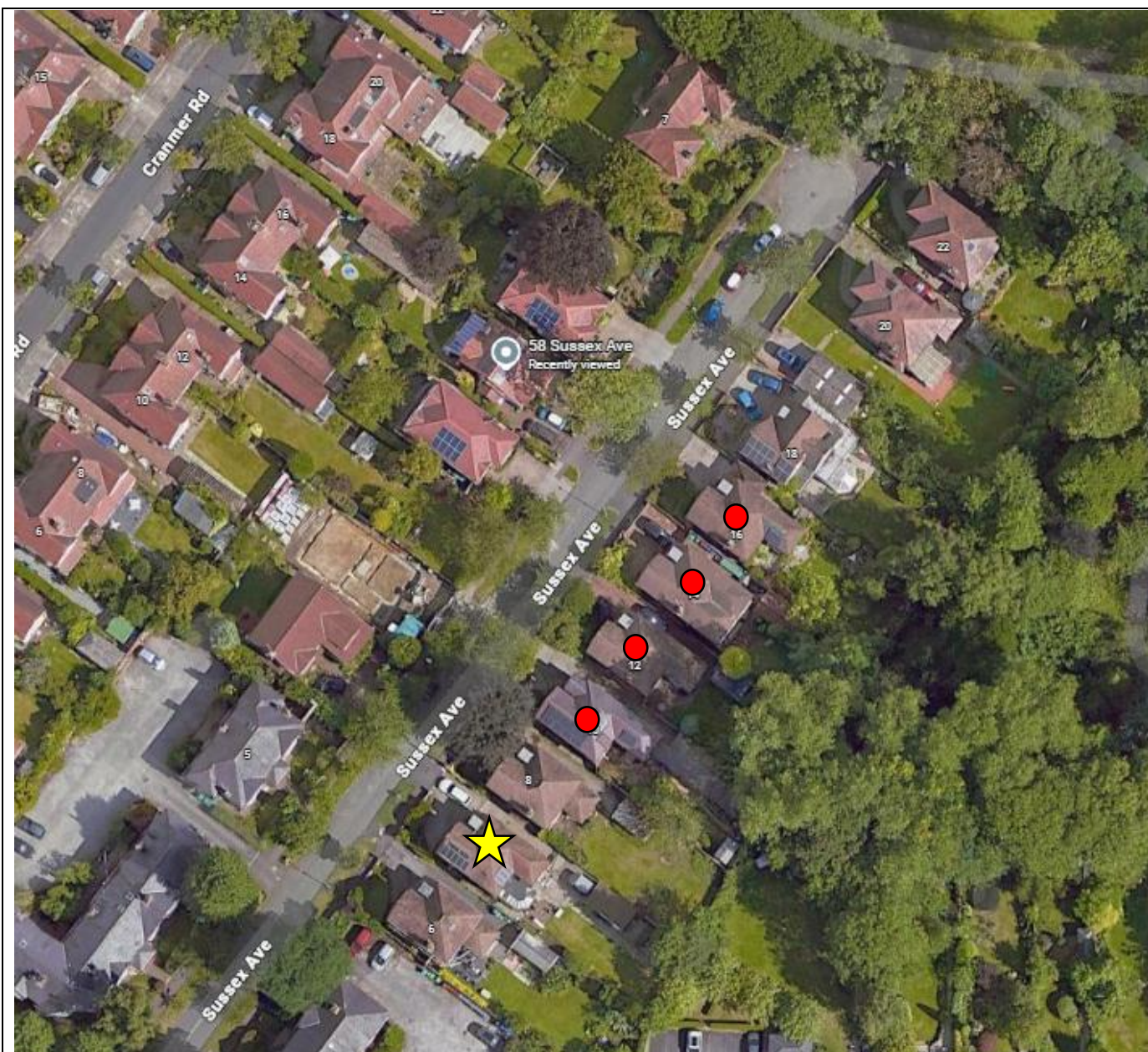
Submitted existing and proposed plans and elevations

Issues

Principle – the principle of the proposal, to erect a part-single / part-two storey rear extension, a roof extension to the rear, a replacement first floor dormer to the front elevation, and a garage and garden room at the rear, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, 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, as well as other matters.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the rear of the property, replacing the existing conservatory addition, facing southeast. At ground floor level, it would project a further 2.87m rearwards from the existing two-storey rear extension, with a length of 5.85m (measured from the host dwellinghouse along its southern/southwestern edge), width of 7.67m, and a flat roof height of 3.217m. A gap of 0.8m would be maintained to the boundary shared with No.4 Sussex Avenue and a gap of 2.583m would be maintained to the boundary shared with No.8 Sussex Avenue. At first floor level, it would project a further 2.87m rearwards from the existing two-storey rear extension, with a length of 2m along its southern/southwestern edge, a width along its rearmost point of 4.491m, a hipped roof height of 7.166m (set 2m below the amended ridge), with eaves to match the existing (measuring to 5.218m in height). A gap of 0.8m would be maintained to the boundary shared with No.4 Sussex Avenue (with a larger gap of approximately 4m maintained adjacent to its rearmost point) and a gap of 2.583m would be maintained to the boundary shared with No.8 Sussex Avenue.

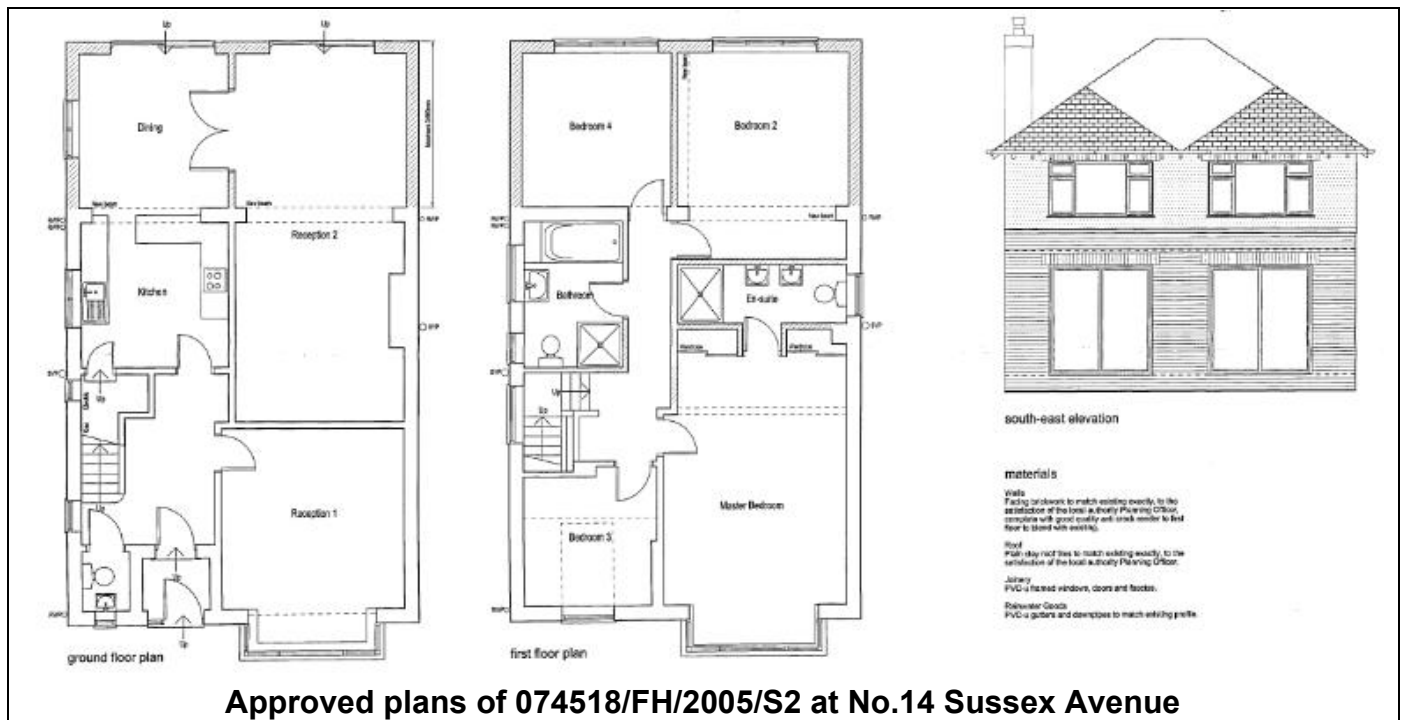
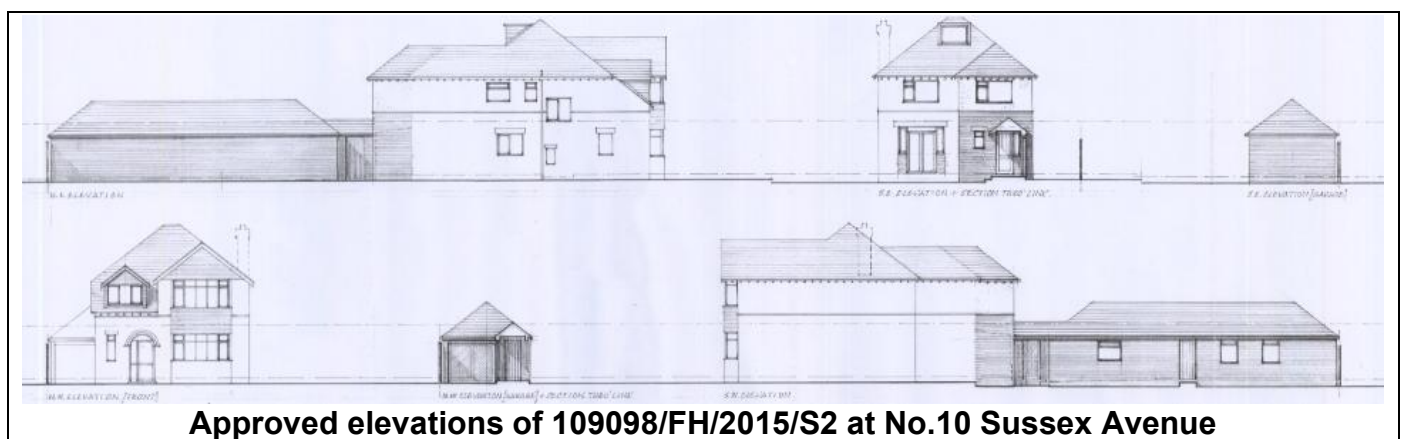
The siting, scale, and massing of this element of the proposal is considered to be acceptable on the basis that it would be in-keeping the established precedent of large rear extensions within the surrounding area, with substantial additions noted at No.10, No.12, No.14 and No.16 Sussex Avenue. In particular, No.14 Sussex Avenue features a large two-storey rear extension which spans the full width of the property (approved under planning permission 074518/FH/2005/S2), whilst No.10 Sussex Avenue features a two-storey rear extension with a similar rearward projection to that of the current proposal (approved under planning permission 109098/FH/2015/S2). This demonstrates a clear precedent for works of a similar type and scale. Furthermore, the detached nature of the application property, combined with the retention of adequate gaps to the plot's shared boundaries, ensures that the proposal would not result in an un-subservient or excessively bulky addition to the dwellinghouse as well as mitigating the potential for significant harm to the residential amenity of the area.



Aerial view of surrounding area

Application site identified by yellow star

Properties with two-storey rear extensions identified by red circle



The roof extension would be sited to the rear of the property, involving a slight increase in the ridge height of the property (approximately 0.3m). The roof extension would measure to 4.937m in length, with a width of 3.242m, and a height of 2.8m. It would be setback from the eaves of the proposed rear extension by 0.8m. Although this element of the proposal would alter the roof form of the dwellinghouse, it is not considered to result in an un-subservient or excessively bulky addition to the property. The design would remain in-keeping with the established precedent of dual-pitch roof forms to the rear of properties along Sussex Avenue, as observed at No.5b, No.5c, No.5d, No.7 and No.18. Moreover, positioned at the rear of the property, this element would not be highly visible from public vantage points and would therefore preserve the appearance of the street scene and visual amenity of the area. On this basis, the siting, scale, and massing of the roof extension is considered acceptable.



Rear view of No.18 Sussex Avenue



Rear view of No.5b-d and No.7 Sussex Avenue

The front dormer extension would replace the existing dormer present to the front, and would measure to 2.565m in length, 2.442m in width, and 1.943m in height. It would be setback from the eaves by 0.5m and would be sited 4m below the amended ridge of the dwellinghouse. This alteration would be in-keeping with the appearance of the existing dual-pitch front dormers present at No.5b and No.10 Sussex Avenue (as seen below). On this basis, its siting, scale, and massing is considered acceptable.



Front view of No.10 Sussex Avenue

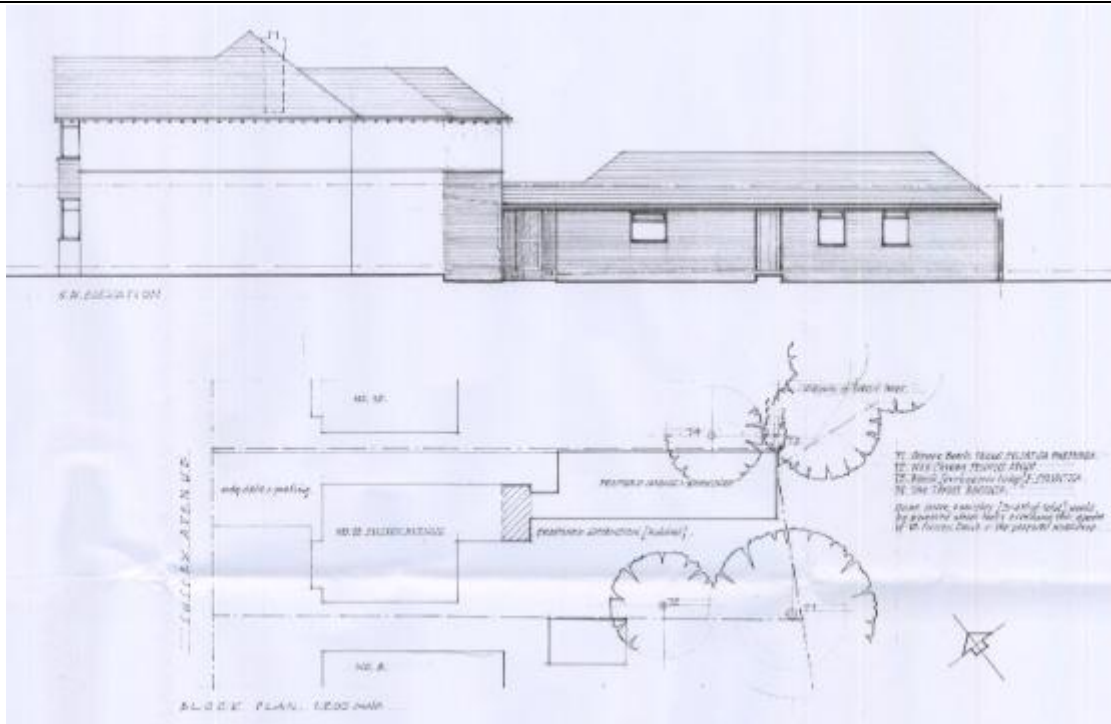


Front view of No.5b Sussex Avenue

The outbuilding would be sited within the property's rear garden space, replacing the existing structures present on-site. It would measure to 14.538m in length, 4.284m in width, 3.945m in height, with an eaves height of 2.353m. It would be sited along the boundary shared with No.8 Sussex Avenue and would maintain a gap of 6.627m to the boundary shared with No.4 Sussex Avenue, and a gap of 1.702m to the rear boundary. The siting, scale, and massing of the outbuilding would be in-keeping the established precedent of large outbuildings within the surrounding area, with a particularly substantial structure noted at No.10 Sussex Avenue (approved under planning permission 109098/FH/2015/S2 with the following approximate dimensions: 14.213m in length, 4.462m in width, and 4.176m in height). This therefore demonstrates a clear precedent for works of a similar type and scale, and on this basis, the siting, scale and massing of the outbuilding is considered acceptable.



View of large outbuildings in neighbouring gardens



Plans of link-attached outbuilding approved under 109098/FH/2015/S2 at No.10 Sussex Avenue

Appearance and visual amenity – the rear extension would be constructed of materials to match the existing dwellinghouse, including brickwork at ground floor level, render at first-floor level, matching roof tiles, timber-look uPVC casement windows, and aluminium-framed doors. At ground floor level, it would feature 1no. window to its northern/northeastern elevation, a set of bi-folding doors to the rear, 1no. window to its southern/southwestern elevation, and a skylight to its flat roof. At first floor level, it would feature blank side elevations, 2no. windows to its rear elevation, and blank roof slopes.

The rear roof extension would be constructed of materials to match the existing dwellinghouse, including hanging tiles to its elevations, matching roof tiles, and timber-look uPVC casement windows. Its side elevations would be blank, whilst its rear elevation would feature 1no. window, and its northern and southern roof slopes would each feature 2no. dark grey rooflights.

The replacement front dormer extension would be constructed of materials to match the existing dwellinghouse, including hanging tiles to its elevations, matching roof tiles, and timber-look uPVC casement windows. Its side elevations would be blank, whilst its front elevation would feature 1no. window, and its roof slopes would be blank.

The outbuilding would be constructed of materials to match the existing dwellinghouse, including matching brickwork to its elevations, matching render featured elements to its front elevation, matching roof tiles, matching windows and doors. Its front elevation would feature black painted timber garage doors with a black painted timber header and render and timber detailing above. It would feature a blank northern/northeastern elevation, 1no. door and 1no. window to the rear, and a set of doors and 3no. windows to its southern/southwestern elevation.

It is considered that the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the established precedent of large residential extensions in this locality. Sited at the front and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials would provide a cohesive and blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Residential amenity – despite representing a relatively substantial addition to the property, the proposed rear extension would maintain adequate separation from the plot's shared boundaries at both ground and first-floor levels. This ensures that the development would not result in unduly harmful impacts on the residential amenity of neighbouring occupiers, particularly in respect of overshadowing, loss of light, or loss of outlook. Furthermore, the extension is not considered to cause undue harm to existing privacy levels, as the only side-facing windows would either replace those within the existing glazed conservatory or be positioned at a sufficient distance from the shared boundary to avoid creating opportunities for overlooking.

The proposed roof extension, which incorporates a minimal ridge height increase of approximately 0.3m, together with its positioning on the rear roof slope and its subservient proportions, is considered to avoid unduly harmful impacts on the residential amenity of neighbouring occupiers. In particular, the development would not give rise to unacceptable levels of overshadowing, loss of light, loss of privacy, or loss of outlook, noting that no side-facing windows are proposed as part of this element of the scheme.

Similarly, the proposed front dormer is not expected to result in significant issues relating to overshadowing, loss of light, loss of outlook, or loss of privacy. This is due to the fact that it would replace the existing dormer on the dwellinghouse, maintain subservient proportions, and incorporate no side-facing windows within its design.

The proposed outbuilding, while representing a relatively substantial structure, would replace several existing sheds and garages located along the shared boundary. It would incorporate a dual-pitched roof with a maximum height of approximately 3.945m and an eaves height of around 2.353m adjacent to the boundary and would be positioned at a sufficient distance from neighbouring dwellinghouses. Accordingly, the development is not considered to result in significant harm to the residential amenity of neighbouring occupiers.

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

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained. The proposed outbuilding would also accommodate sufficient space for the parking of 1no. vehicle.

External alterations – the proposal also includes the following external alterations:

- Installation of a front canopy overhang at ground floor level, measuring to 0.872m in width and 1.998m in width with a dual pitch roof form. This alteration would be visually cohesive with the appearance of the existing gabled two-storey bay to the front as well as the design of the replacement front dormer extension. On this basis, it is not considered to have an unduly harmful impact upon the visual amenity of the area, nor would it cause significant harm to the residential amenity of neighbouring occupiers, given its small-scale nature and siting away from neighbouring dwellinghouses.
- Extension to the gable/overhang above the existing two-storey front bay, projecting a further 0.479m frontwards, with supporting timber bracket. This would replicate the design evident at No.10 Sussex Avenue which also exhibits a deeper front overhang with timber supports. It would therefore be in-keeping with the appearance of other properties along the street and should avoid causing undue harm to the visual and residential amenity of the area.



Front view of No.10 Sussex Avenue

- Replacement of existing windows throughout the property with timber-look uPVC flush casement windows. This alteration is able to be undertaken under permitted development rights without the need to apply for planning permission.
- Replacement of existing front door. This alteration is able to be undertaken under permitted development rights without the need to apply for planning permission.
- Installation of a dark grey rooflight on the front-facing roof slope of the host dwellinghouse. This alteration is able to be undertaken under permitted development rights without the need to apply for planning permission.
- In the northern side elevation – repositioning of the first-floor windows, replacement of the ground floor door, and the addition of 1no. ground floor window. Given siting to the

side of the dwellinghouse together with their distance to the plot's shared boundary (approximately 2.583m), these alterations are not considered to have an unduly harmful impact upon the visual and residential amenity of the area.

- In the southern side elevation – installation of a ground floor door and window and the installation of a first-floor window. Given that these alterations introduce new glazing/openings in areas that did not previously feature such interventions and would be sited in proximity to the plot's shared boundary (approximately 0.8m), these openings have been conditioned to be obscurely glazed.

Biodiversity – comments were received regarding the inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks within householder extensions. As such, whilst ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Flood risk – the application site is located within Flood Zone 1; however, parts of the site are identified as being at medium risk of surface water flooding. MCC's Flood Risk Management team has reviewed the proposal and noted that the development will result in an increase in impermeable area. No supporting information has been provided to quantify the extent of this change arising from the proposed development. The Flood Map for Planning indicates that the proposed development could be affected by surface water flooding during a 1 in 100-year rainfall event. Notwithstanding this, the proposal is considered acceptable as the submitted plans confirm that the internal floor levels of the extension will remain consistent with those of the existing dwelling, and entry points will be available to the front, sides, and rear of the property. The proposed outbuilding will also incorporate entry points to the front, side, and rear, with its habitable spaces designed to feature an elevated internal floor level, providing additional resilience against potential surface water flooding.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, impact upon the visual and residential amenity of the area, 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 12 of the National Planning Policy Framework, and policy JP-P1 of Places for Everyone.

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. 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 documents and drawings:

'PROPOSED GROUND FLOOR PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED FIRST FLOOR PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED LOFT PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED ROOF PLAN' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED FRONT ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED LEFT SIDE ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED REAR ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED RIGHT SIDE ELEVATION' of main dwellinghouse shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED GROUND FLOOR PLAN' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED ROOF PLAN' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

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'PROPOSED LEFT SIDE ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025.

'PROPOSED SITE PLAN', shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 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) Materials:

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

Part-single / part-two storey rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture at ground floor level.
- Render similar in appearance to the existing dwellinghouse building in terms of type, colour and texture at first floor level.
- Flat roof with concrete coping stones to the single storey element of extension.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the two-storey element of extension.
- Timber-look uPVC casement windows.
- Aluminium doors at ground floor level on the rear elevation of the extension.

Rear roof extension:

- Hanging roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the elevations of the extension.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the extension.
- Timber-look uPVC casement window.
- Dark grey rooflights.

Replacement front dormer extension:

- Hanging roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the elevations of the extension.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the extension.
- Timber-look uPVC flush casement window.

Outbuilding:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the front, side, and rear elevations of the outbuilding.
- Render similar in appearance to the existing dwellinghouse building in terms of type, colour and texture to the front elevation of the outbuilding as shown on 'PROPOSED FRONT ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025
- Black painted timber detailing to the front elevation of the outbuilding as shown on 'PROPOSED FRONT ELEVATION' of outbuilding shown on drawing titled 'EXISTING AND PROPOSED DRAWINGS', numbered 'PL01 REV E', received by the City Council as Local Planning Authority on the 10th December 2025
- Black painted garage doors to the front elevation of the outbuilding.
- Doors and windows similar in appearance to the existing dwellinghouse building in terms of type, colour and texture to the side and rear elevations of the outbuilding.
- Dark grey rooflights.

Front canopy overhang (ground floor level):

- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the front canopy overhang.

Gable overhang above two-storey bay:

- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the roof slopes of the gable overhang.
- Supporting timber brackets.

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) Obscure glazing:

The ground floor window and door and first floor window in the southwestern side elevation of the host dwellinghouse 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

5) Outbuilding:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 6 Sussex Avenue, Manchester, M20 6AQ. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy

Informatives:

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

3) 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

MCC Flood Risk Management

Flat 10, 51 Fog Lane, Manchester, M20 6AR
Flat 9, 51 Fog Lane, Manchester, M20 6AR
Flat 8, 51 Fog Lane, Manchester, M20 6AR
Flat 1, 49 Fog Lane, Manchester, M20 6AR
Flat 2, 49 Fog Lane, Manchester, M20 6AR
Flat 3, 49 Fog Lane, Manchester, M20 6AR
Flat 4, 49 Fog Lane, Manchester, M20 6AR
Flat 5, 49 Fog Lane, Manchester, M20 6AR
Flat 6, 49 Fog Lane, Manchester, M20 6AR
Flat 7, 49 Fog Lane, Manchester, M20 6AR
Flat 11, 51 Fog Lane, Manchester, M20 6AR
Flat 2, 5 Sussex Avenue, Manchester, M20 6AQ
5 Sussex Avenue, Manchester, M20 6AQ
8 Sussex Avenue, Manchester, M20 6AQ
Flat 4, 5 Sussex Avenue, Manchester, M20 6AQ
Flat 3, 5 Sussex Avenue, Manchester, M20 6AQ
Flat 1, 5 Sussex Avenue, Manchester, M20 6AQ
4 Sussex Avenue, Manchester, M20 6AQ
5A Sussex Avenue, Manchester, M20 6AQ

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA