

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145133/FH/2026

Date registered valid: 6 February 2026

Proposal: Erection of first-floor side extension.

Address: 42 Lavister Avenue, Manchester, M19 1RT

Ward(s): Didsbury East Ward

Applicant: Mrs Marie Logan

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 April 2026

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	3 March 2026
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 13 February 2026 Expired: 6 March 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 semidetached dwellinghouse on Lavister Avenue. The property features an existing full two storey rear extension and single store side extension, a garden to the rear and hardstanding to off street parking to the front. The property is notably set back from the street and to the neighbouring No. 44 Lavister Avenue creating an offset building line.

Description of area

The property is in a mostly residential part of the Didsbury East ward of Manchester.

Description of development

Erection of first-floor side extension.

The first-floor side extension sits on top of the existing ground floor side extension projecting 2350mm from the original side elevation to sit at the boundary with No.44. The extension raised the front of the extension to a maximum ridge height of 6000mm (900mm lower than the main ridge height) with a matching eaves height that ties into the main eaves along the principal elevation. The extension roof slopes backwards to meet the existing rear roof slope of the side extension. The extension is proposed to be finished in matching brick and tile with a new front facing window.

The proposed extension creates an en-suite bathroom for the primary bedroom.

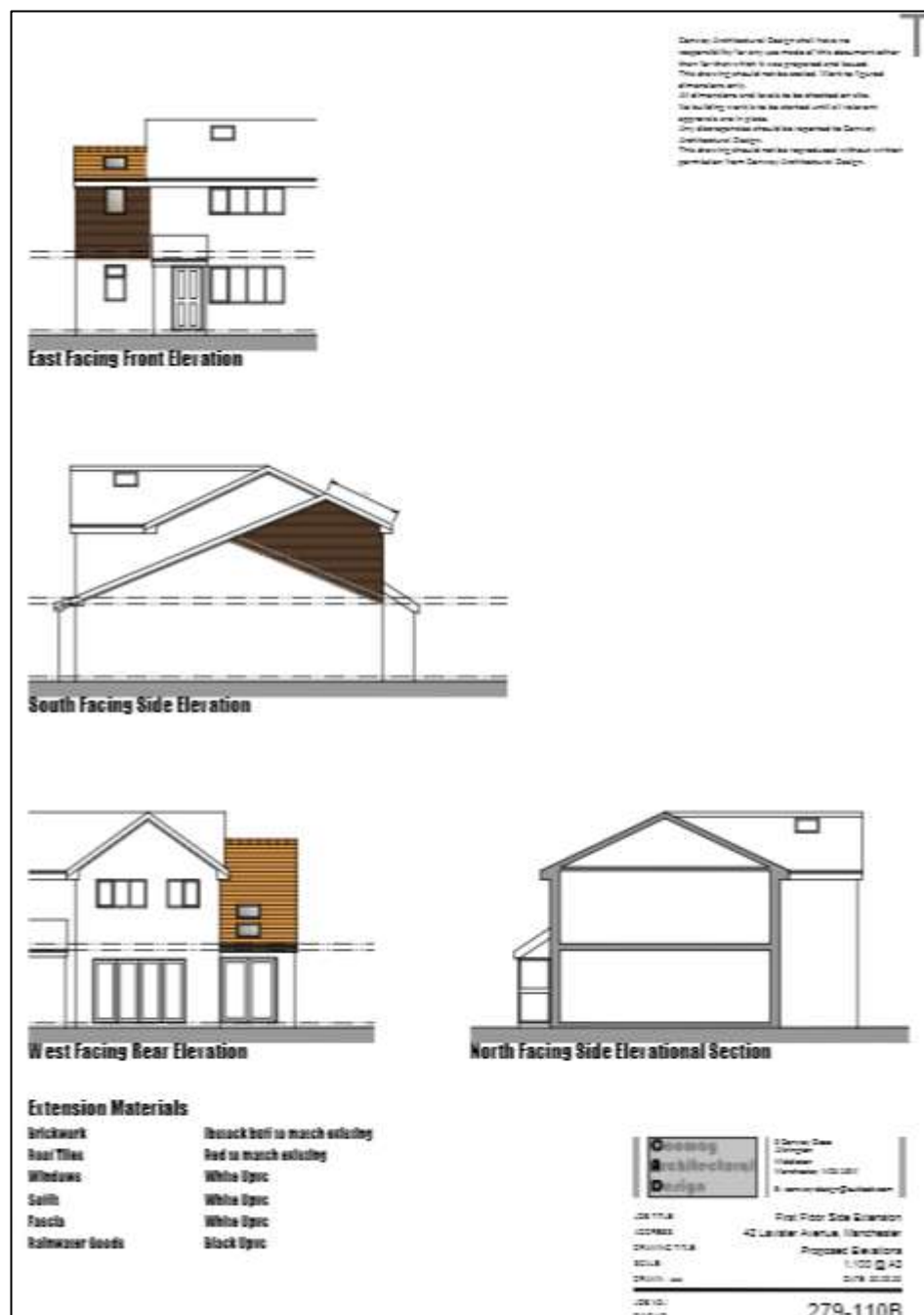


Figure 1. Proposed elevations.

PLANNING HISTORY

128327/FH/2020

Description: Erection of a single-storey side extension and part single, part two-storey rear extension to form additional living accommodation

Decision: Approved 20/01/2021

127198/FH/2020

Description: Erection of part first floor, part 2 storey side extension and two storey rear extension to provide additional living accommodation

Decision: Withdrawn 12/08/2020

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment neither objecting nor supporting the proposed development was received:

- A neutral public comment was received from an RSPB Swift Champion requesting that any approval include at least one integrated Swift brick to enhance biodiversity.

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
 - EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
 - 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
 - L2: Making effective use of land
 - L3: Achieving appropriate densities
 - 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. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

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

The proposed extension would use matching brickwork, roof tiles and window detailing to reflect the appearance of the existing dwelling.

The extension would sit in line with the principal elevation of the dwelling and at the same eaves' height, directly on the shared boundary with No. 44 Lavister Avenue but with a lower ridge height to the main dwelling. Although the council generally avoids full two storey side extensions which sit in line with the boundary, given the staggered building line it would be clear that the extension is part of the main dwelling and not create a terracing to the street scene.

The most significant impact to neighbours would be on No. 44 Lavister Avenue. Due to the staggered building line in this part of the street, the principal elevation of No. 42 is located close to the rear elevation of No. 44, meaning that side extensions require particularly careful consideration. The proposed two-storey massing on the boundary would scale back and slope down as it runs to the existing single storey extension ridge line. Given the limited additional massing the cumulative effect of the proposed extension would not be significant enough to warrant refusal.

Given its size, siting and relationship to neighbouring properties, the proposal would not result in an over-dominant and overbearing form of development.

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.

Although the first-floor side extension is positioned on the boundary and in line with the principal elevation, the staggered building line would create a sufficient visual gap between the two properties and would not create unacceptable terracing effect and reduce the sense of visual separation between dwellings.

Notably a two-storey side extension to No48 Lavister Avenue has a significant 2025mm set back purposefully negotiated on planning application 063526/FH/SOUTH1/01 to mitigate the potential terracing impact and maintain the character of the street however given these properties sit side by side it was deemed important to maintain the separation.

As such, the proposal would respect the established pattern of development along Lavister Avenue and would have regard to the character of the surrounding area.

Effects on amenity

Privacy

The proposed front-facing window would be positioned on the principal elevation and would face the public street. New roof lights are proposed to the front roof slope however given the location and angle there is minimal chance of overlooking. As such, it would not result in any greater overlooking or loss of privacy than existing windows on the front elevation of the dwelling or neighbouring properties, and no unacceptable impact on privacy would arise.

Light

The proposed extension, by reason of its siting and orientation, would not result in an unacceptable loss of daylight or sunlight to neighbouring properties.

Noise

The proposed extension is not expected to generate noise beyond what would reasonably be associated with typical residential use. As such, no unacceptable impact in terms of noise disturbance is anticipated.

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

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with no effect to the outdoor area

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.

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

Given the small scale and domestic nature of the works, the development is not expected to adversely affect biodiversity on or around the site. Opportunities for minor biodiversity enhancement were raised during the consultation period, including the installation of an integrated Swift brick.

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 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.

PLANNING BALANCE & CONCLUSION

In reaching this recommendation, regard has been had to all material considerations. The proposal would provide additional living accommodation within the existing dwelling, making efficient use of an established residential plot in a sustainable location. The first-floor side extension is acceptable in terms of its scale, design and relationship with neighbouring properties, and would not result in unacceptable harm to residential amenity, the character of the street, or the visual appearance of the area. While limited weight is given to the extension being positioned on the side boundary, this is sufficiently mitigated by the staggered building line and reduced ridge height. Overall, the proposal is considered to accord with relevant policies of the Manchester Core Strategy, saved UDP policies, the Places for Everyone Plan and the National Planning Policy Framework. Any minor impacts are outweighed by the benefits of the proposal, and there are no material considerations which indicate that permission should be refused.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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	06 Feb 2026		THE LOCATION PLAN
b.	Drawing - Site Plan	06 Feb 2026	279-106	PROPOSED
c.	Drawing - Proposed	06 Feb 2026	279-107	GF PLAN
d.	Drawing - Proposed	06 Feb 2026	279-108B	1F PLAN
e.	Drawing - Proposed	06 Feb 2026	279-109	ROOF PLAN
f.	Drawing - Proposed	06 Feb 2026	279-110B	ELEVATIONS

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 to match

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.

INFORMATIVE(S)

1. 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

44 Lavister Avenue, Manchester, M19 1RT

43 Lavister Avenue, Manchester, M19 1RT

33 Uppermill Drive, Manchester, M19 1RU

31 Uppermill Drive, Manchester, M19 1RU

41 Lavister Avenue, Manchester, M19 1RT

35 Uppermill Drive, Manchester, M19 1RU

40 Lavister Avenue, Manchester, M19 1RT

39 Lavister Avenue, Manchester, M19 1RT

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