MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142807/FH/2025
Date registered valid:	29 May 2025
Proposal:	Erection of two storey rear extension and single storey side extension to form additional living accommodation and replacement of single storey outbuilding and associated elevational alterations.
Address:	23 Farrant Road, Manchester, M12 4PD
Ward(s):	Longsight Ward
Applicant:	Mrs Anshad Khan
Agent (if any):	Mr V Alyas, Architek
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 July 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 June 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 5 June 2025 Expired: 26 June 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: No

Tree Preservation Order: No

The application site relates to 23 Farrant Road within the Longsight Ward of north Manchester. The application site relates to a two storey, red brick dwellinghouse characterised by a hipped grey roof, box bay windows and a recessed front porch with detailed brick patterns. At the time of the site visit, the space to the side of the property appeared to comprise of a timber extension that was in the process of being demolished (see planning history section of the report for further details). Amenity space to the front of the property related to a paved driveway and amenity space to the rear consists of a rear garden with a detached garage in a poor state of condition.

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of two storey rear extension and single storey side extension to form additional living accommodation and replacement of single storey outbuilding and associated elevational alterations.

The two storey rear extension would be similar to the development seen at the adjoining property of no.21 Farrant Road. The rear extension at the largest point would have approximate dimensions of Height: 6.7 x Length: 2.9 x Width: 5.5 metres.

The single storey side extension would not extend any further than the rear building line of the host property and have approximate dimensions of Height: 3.5 x Length: 6.9 x Width: 2 metres.

The extensions would involve the insertion of 1 window within the primary elevation, and 4 windows and a set of sliding doors within the rear elevation. Associated elevational alterations would take place during the course of the application which would take the form of the insertion of 2 windows within the gable elevation of the host property following the removal of the existing landing light.

The existing outbuilding in the rear garden which at the time of the site visit would be replaced with a new outbuilding to be sited in the most north eastern corner of the site. The outbuilding would accommodate a gym and would have approximate dimensions of Height: 2.5 x Length: 4.4 x Width: 2.4 metres. The outbuilding would involve the insertion of a door and window within the elevation facing into the rear garden.

Materials to be used throughout the proposal would involve:
-matching roof tiles mendip
-bricks to match/ similar to existing
-EDPM flat roof for outbuilding
-UPVC windows
-Bi-folding door
-UPVC door.

Negotiations during the course of the Application

The agent was advised during the course of the application that the elevational alterations to the host property should be included within the proposal given the works that could be achieved through permitted development were to be undertaken at the same time as the extension works.

Planning History

No planning history exists for this property. However, the following enforcement history can be found:
Enforcement enquiry- ENF/15940/25-Erection of a single storey side extension.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be

created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of two storey rear extension and single storey side extension to form additional living accommodation and replacement of single storey outbuilding and associated elevational alterations. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to no.21 Farrant Road:
No.21 Farrant Road is the adjoining property and benefits from an existing part single, part two storey rear extension (see planning ref: 077993/FH/2005/N2). The current proposal has been designed so that the rear extension aligns with the adjoining neighbour's part two storey rear extension. As such, the proposal would not project beyond the neighbour's first floor and so would not be considered to give rise to any adverse amenity implications to this neighbour.

The outbuilding would be sited to the most north eastern corner of the plot and the outbuilding would involve a door and window which would look in the direction of no.21 Farrant Road. Given the outbuilding would be single storey and given the high boundary treatment separating the two properties, it would not give rise to any adverse overlooking implications. Given the outbuilding would be sited significantly off the shared boundary, no implications in terms of loss of light or creating an overbearing feature would occur for this neighbour.

Potential impact to no.25 Farrant Road:
No.25 Farrant Road would feel the side and rear extension and outbuilding. As the side extension would be limited to single storey, this element is not considered to give rise to any adverse amenity implications in terms of being overbearing or causing loss of light.

No windows would be inserted in the side elevation of the side extension facing in the direction of the non-adjoining neighbour and so no adverse privacy implications would occur.

It is noted that elevational alterations would take place to the host property in the form of the insertion of two windows within the gable of the host property, and removal of 1no. existing window. It is noted this works can be undertaken through the route of permitted development, however, have been included within the assessment of the current application, given the elevational alterations would take place at the same time. The WC window proposed would be conditioned as being obscure glazed within any approval granted, and the landing window would be conditioned as being obscure glazed up to a height of 1.7 metres from FFL. This would protect the privacy of the applicant and neighbours and given the windows at first floor would not be sited in a closer position to the common boundary, the windows would not give rise to any adverse privacy implications.

As the proposed two storey rear extension would not come closer to the common boundary than the existing gable elevation, it is considered the impact to no.25 Farrant Road would be acceptable. Due to the orientation of the properties in the streetscene, any loss of light would not be considered severe given the 2 metre gap to the common boundary. The proposal is not considered to give rise to an overbearing feature given the 2 metre set in from the common boundary, given the projection at first floor level would be 2.9 metres and given the proposal would follow an established rear building line. No adverse privacy implications would occur from the rear extension to no.25.

The outbuilding would be sited within the rear garden and sited against the common boundary with no.25. Since the existing outbuilding at the applicant site would be removed and given the neighbour's outbuilding would block much of the outbuilding, the impacts in terms of amenity implications are considered acceptable to no.25.

Potential impact to properties to the rear:
The rear extension would follow the established rear building line of extensions along Farrant Road and so the impact in terms of overlooking from the proposed first floor windows to properties to the rear is not considered to be of concern.

The ground floor SH/WC window within the rear elevation of the side extension would be conditioned within any approval granted as being obscure glazed.

Potential impact to streetscene:
The single storey side extension with a hipped roof would be seen as a small feature within the streetscene and is not considered to give rise to any adverse amenity implications.

Proposed outbuilding:
The proposed outbuilding would be for a gym for the resident's use. To ensure the outbuilding remains incidental to the dwellinghouse, a condition to this effect would be attached to any approval granted.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy or loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

The two storey rear extension has been designed with consideration given to the existing development of the adjoining property by replicating the form of the rear extension of the neighbour. As such, harm to the adjoining neighbour is mitigated and so is considered to be an acceptable form of development.

The rear extension would have a projection of 2.9 metres at both levels and so would be considered compliant with Policy DC1.3 of the UDP.

The single storey side extension would replace the side extension partially removed at the site which was subject to enforcement action. The side extension with a hipped roof is considered a small addition to the property and similar extensions could be achieved through the route of Permitted Development.

The proposed outbuilding would replace the existing detached garage, which at the time of the site visit was in a poor state of condition. The outbuilding would be considered proportionate to the space available within the rear of the site and would have a height of approximately 2.5 metres. As such, it would be considered acceptable in size and form.

Materials to be used throughout the proposal would involve:
-matching roof tiles mendip
-bricks to match/ similar to existing
-EDPM flat roof for outbuilding
-UPVC windows
-Bi-folding door
-UPVC door.

Throughout the application, the agent was asked to confirm the colouration of the proposed windows and doors. The elevational drawings suggest the fenestration would be grey however this would be in keeping with the existing white fenestration at the site. No further materials details were provided during the course of the application and so a condition requesting such information would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Adequate space would remain for cars to be parked off street and so is considered acceptable.

Bin Storage

As a result of the proposal, it would not be possible to store bins along the side or rear of the property. As such, the agent was asked to provide details relating to bin storage to the front of the property. No such details were supplied during the course of the application. A condition requesting sight of the location, elevations and materials of an enclosed and secure bin store would be attached to any approval granted.

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.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner. Appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1)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) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 25 April 2025.
-Drawing- Proposed- Floor Plans, numbered A104 REV P1, stamped as received by the City Council as Local Planning Authority on 15 May 2025.
-Drawing- Proposed- Elevations, numbered A105 REV P1, stamped as received by the City Council as Local Planning Authority on 29 May 2025.
-Drawing- Location Plan- Location Plan/ Site Plan, numbered A101 REV P1, stamped as received by the City Council as Local Planning Authority on 29 May 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor SH/WC window and first floor SH/WC window as shown within 'Drawing- Proposed- Floor Plans, numbered A104 REV P1', stamped as received by the City Council as Local Planning Authority on 15 May 2025, 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 remain so in perpetuity.

Both windows shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Before first occupation, the first floor landing window as shown within 'Drawing- Proposed- Floor Plans, numbered A104 REV P1', stamped as received by the City Council as Local Planning Authority on 15 May 2025, shall be obscure glazed up to 1.7 metres above the floor level of the room, to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

The window shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the details shown within the Application Form and 'Drawing- Proposed- Elevations, numbered A105 REV P1', prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) The detached outbuilding hereby approved shall only be used as incidental accommodation in connection with the existing residential property 23 Farrant Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

8) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

50 Parry Road, Manchester, M12 5QD
48 Parry Road, Manchester, M12 5QD
46 Parry Road, Manchester, M12 5QD
22 Farrant Road, Manchester, M12 4PD
21 Farrant Road, Manchester, M12 4PD
26 Farrant Road, Manchester, M12 4PD
24 Farrant Road, Manchester, M12 4PD
25 Farrant Road, Manchester, M12 4PD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA