

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

Application no. 142886/FH/2025
Date registered valid: 1 June 2025
Proposal: Erection of front porch extension
Address: 13 Doncaster Avenue, Manchester, M20 1AG
Ward(s): Old Moat Ward

Applicant: Mr Osama Sharief
Agent (if any):
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations: Printed: 9 June 2025 Expired: 30 June 2025

Neighbour notifications: Printed: 9 June 2025 Expired: 30 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

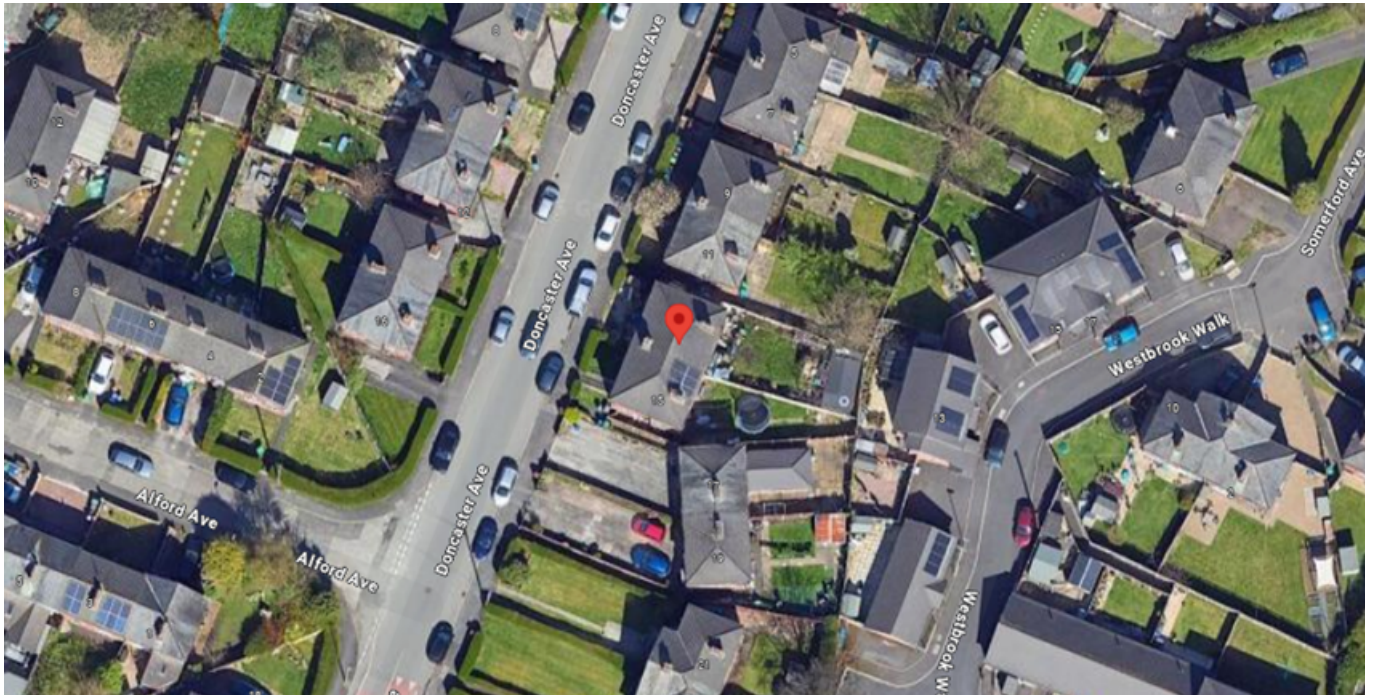
The application relates to a two-storey semi-detached C3 dwellinghouse of brown/redbrick with a grey tiled hipped roof. The property features white uPVC windows, a front porch canopy, a modest front garden with no boundary treatment to the front, and a detached outbuilding within the rear garden. No off-street parking is associated with the property.





Description of area

Doncaster Avenue is a residential street situated within the Old Moat ward of Manchester, close to Old Moat Park, Fallowfield cycling loop, and Hough End Playing Fields. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces. The property sits within Flood Zone 2.

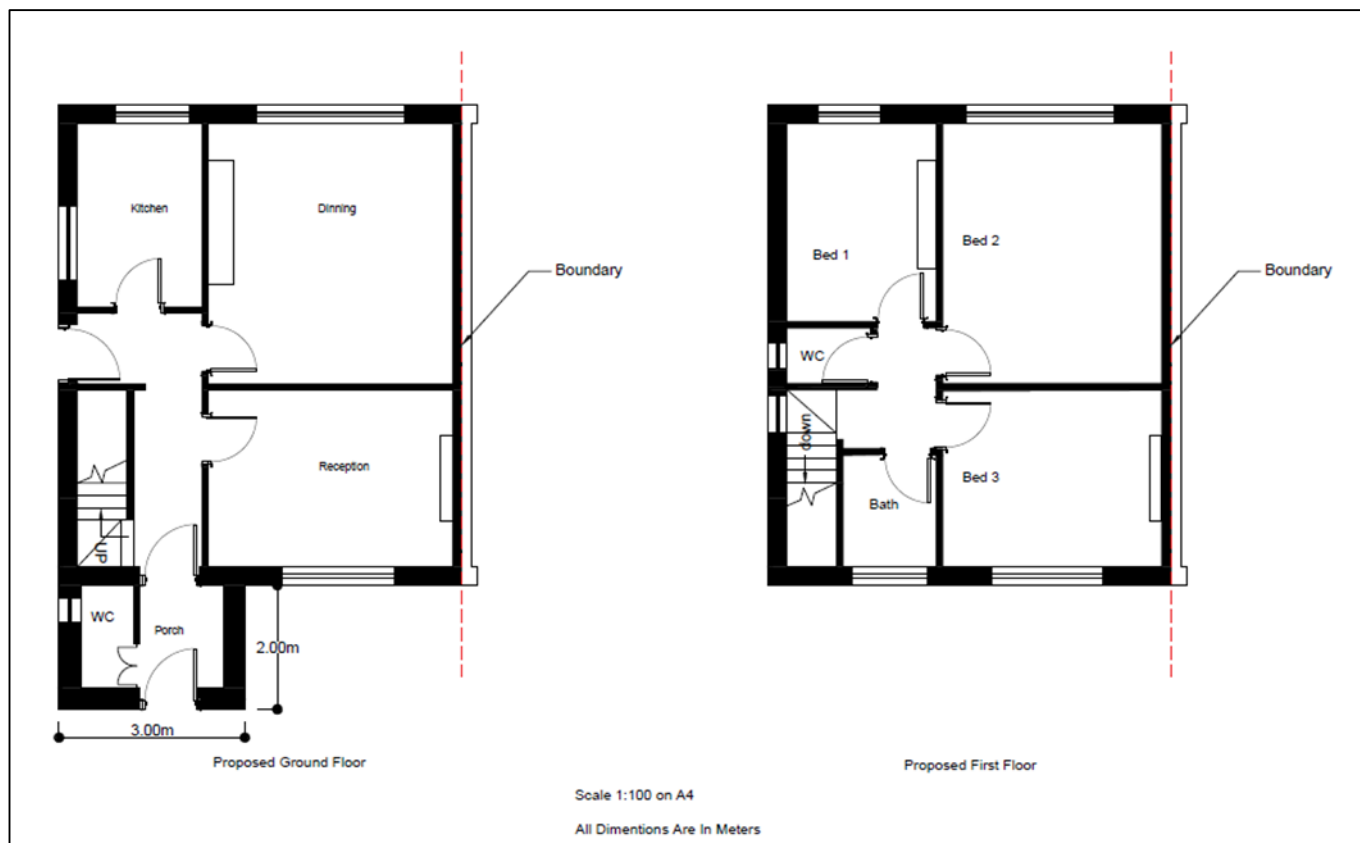


Description of development

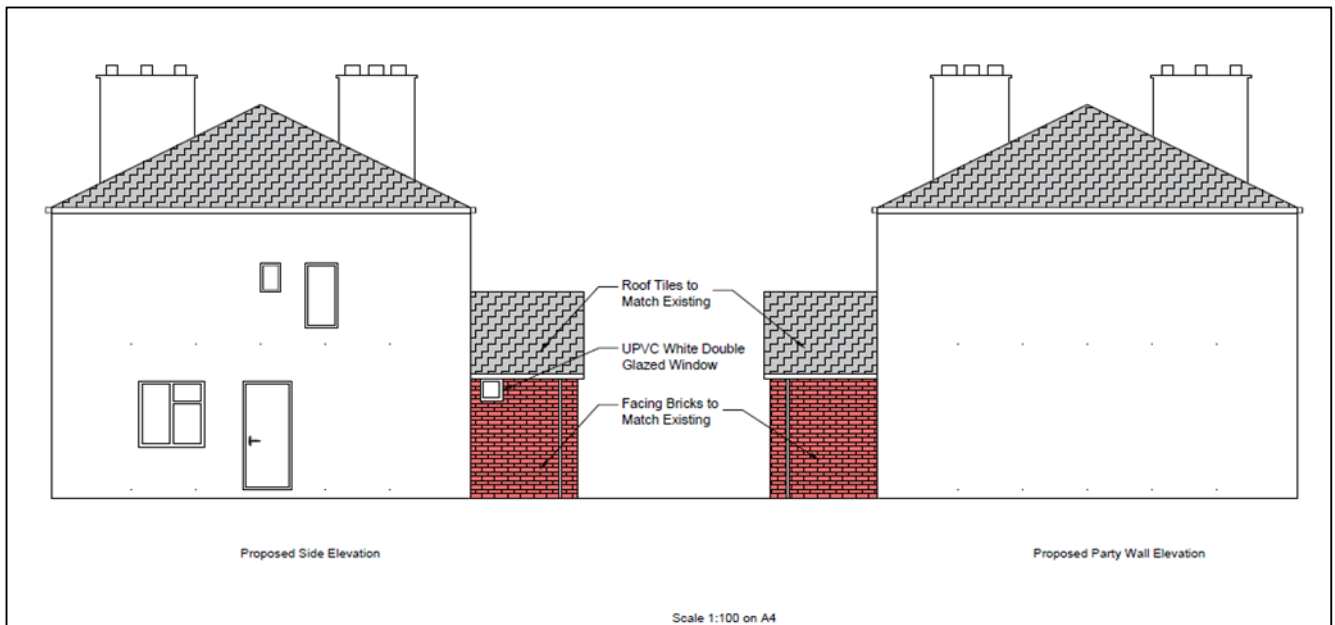
The applicant is seeking permission for the erection of a front porch extension to accommodate a ground-floor bathroom and new entry to the property.

Planning history

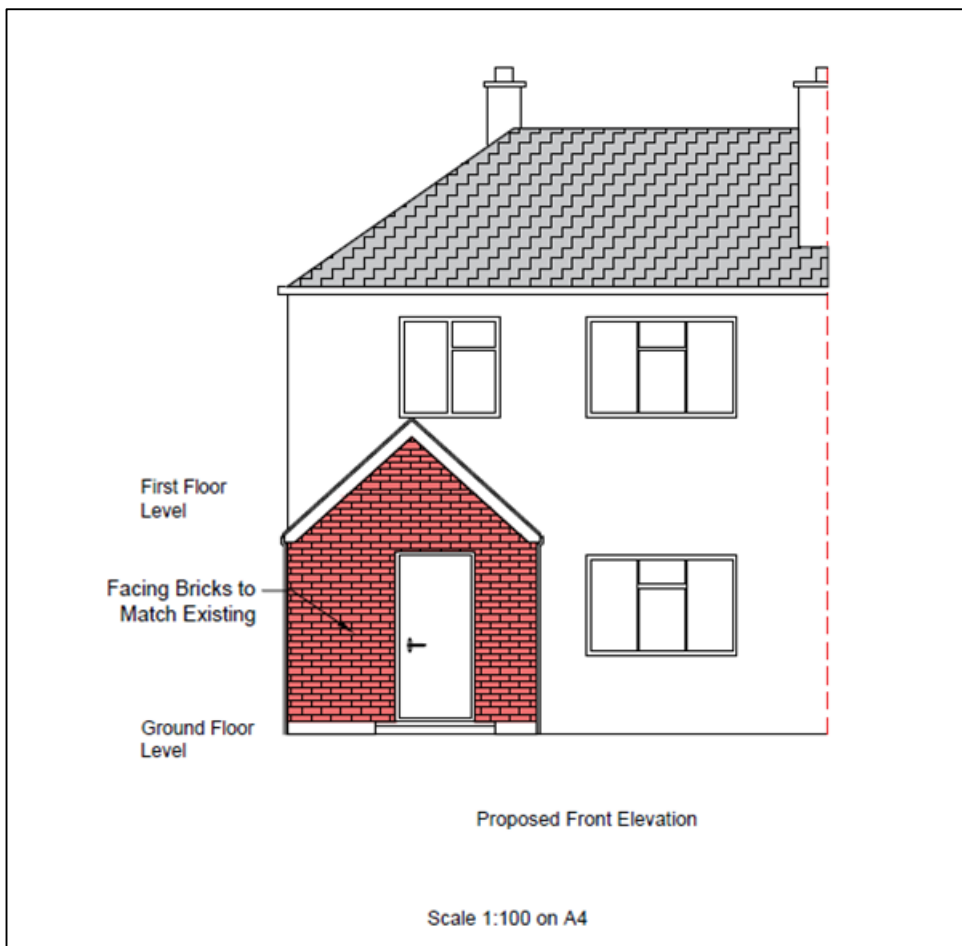
There is no planning history at the address.



Submitted proposed floor plans



Submitted proposed side elevations



Submitted proposed front elevation

Consultation, notification & publicity responses

Consultations

Manchester City Council Flood Risk Management made no objection to the proposal, indicating that it could be approved with no further comment.

Notifications

Local Residents - no representations received.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat5: Inner Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey front porch extension to provide additional and improved living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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.

Siting, scale, and massing – the porch extension would be sited at the front of the property, facing west/northwest, replacing the existing porch canopy. It would project 2m frontwards from the host dwellinghouse, with a width of 3m, a dual pitch roof height of 3.888m and an eaves height of 2.326m. A gap of 1.2m would be maintained to the boundary shared with No.11 Doncaster Avenue.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork, roof tiles, windows, and doors to match the existing dwellinghouse. Its front elevation would feature 1no. inward-opening door, whilst its northern side elevation would feature 1no. high-level privacy window. Its southern side elevation and roof slopes would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, bearing particular similarities to the front porch extension present at No.121 Mauldeth Road West located to the northwest of the application site (approved under 134798/FH/2022).

Sited at the front of the property, the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the overall

character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the front porch extension would be single storey with a maximum roof height of 3.888m with adequate gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its only side facing window has been conditioned to be obscurely glazed so as to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Further to this, no representations were received from local residents in response to the application.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage and management – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Flood risk – the property is sited within Flood Zone 2. The Council's Flood Risk Management Service reviewed the information submitted as part of the planning application which included a Minor Extension Flood Risk Assessment Proforma and Product 4 Data and made no objection to the proposal. The proposal has a negligible impact on drainage using the existing drainage on site.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, 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 and chapter 12 of the National Planning Policy Framework.

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. 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 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 - Location Plan	07 May 2025	THE LOCATION PLAN
b) Drawing - Proposed	07 May 2025	FLOOR PLAN
c) Drawing - Proposed	07 May 2025	STREET SCENE
d) Drawing - Proposed	07 May 2025	ELEVATION (SIDE)
e) Drawing - Proposed	07 May 2025	ELEVATION (FRONT)
f) Drawing - Existing & Proposed	07 May 2025	ROOF PLAN
g) Flood Risk Assessment or Drainage MINOR EXTENSION PROFORMA	01 Jun 2025	FLOOD RISK
h) Flood Risk Assessment or Drainage DATA	01 Jun 2025	EA PRODUCT 4

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. Matching materials

The materials to be used on the external surfaces hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscure glazing

Before first occupation, the proposed ground floor window in the side elevation of the front porch extension, facing No.11 Doncaster Avenue, 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.

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

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
13 Westbrook Close, Manchester, M20 1LT
14 Westbrook Close, Manchester, M20 1LT
16 Doncaster Avenue, Manchester, M20 1GJ
10 Doncaster Avenue, Manchester, M20 1GJ
15 Doncaster Avenue, Manchester, M20 1AG
11 Doncaster Avenue, Manchester, M20 1AG
14 Doncaster Avenue, Manchester, M20 1GJ
9 Doncaster Avenue, Manchester, M20 1AG
17 Doncaster Avenue, Manchester, M20 1AG
12 Doncaster Avenue, Manchester, M20 1GJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA