

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142590/FH/2025
Date registered valid: 24 April 2025
Proposal: Erection of a two storey side extension
Address: 16 Falshaw Way, Manchester, M18 7TG
Ward(s): Longsight Ward

Applicant: Mr Ali Haider Razi
Agent (if any): Mr Umar Hussain
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 7 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 May 2025 Expired: 23 May 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

This application relates to a semi-detached house in a predominantly residential area. The pair of properties are located at the junction of Falshaw Way and Braithwaite Road, fronting a small segment of road. Falshaw Way then bends, to the west, and there is a row of 5 terraced properties (18-26 Falshaw Way), to the south of the site, which sit almost perpendicular, to the application site, so the side garden, of no.16 is in line with the front gardens of nos. 18-26.

The property has a long frontage, approximately 8.7 metres long, and it is proposed to erect a 2 storey side extension. The extension would be approximately 3.2 metres long with a 0.4 metre set-back, from the front of the property, and with a ridge height approximately 0.3 metres lower than that of the main house, and would sit approximately 1 metre, from the site boundary, at the point closest to the back of pavement on Falshaw Way.

The extension would be constructed in brickwork and grey roof tiles, to match the existing property.

Consultations & Notification Responses

Local residents - No comments received.

Strategic Area and Citywide Support Manager - Recommends that a condition is attached, to any permission, requiring the installation of a proprietary gas membrane. An informative, relating to a contaminated land watching brief, is also proposed.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils 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.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance 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 CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered.

Paragraph 2.3 states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area.

Paragraph 2.13 states that the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P1: Sustainable Places

Impact of works - The area is characterised by houses that typically have a shorter frontage than the application property. In particular, the properties that immediately adjoin the application site have the following sized frontage:

14 Falshaw Way (adjoining semi-detached property) - 6.6 metres

18-26 Falshaw Way (row of properties to the South of the application site) - 6.2 metres

35 and 37 Falshaw Way (detached properties opposite the application site) - 7 metres

29-33 and 39-45 Falshaw Way (rows of properties to the North East and South East of the application site) - 5.1 metres

At 8.7 metres the application property therefore already has a substantially longer frontage, than surrounding properties and the proposed extension would increase the property frontage by approximately 3.2 metres to approximately 11.9 square metres. This is approaching double, and in some cases more than doubles, the frontage length of adjoining properties. The extension is set-back, from the front of the existing house, by 0.4 metres, and has a ridge height that is 0.3 metres lower, than the roof of the existing house. It is not, however, considered that these measures are sufficient to avert the overall impression that a longer fronted property is being created. A greater set-back and lower roof apex were suggested to the applicant, which would have aided the feeling of a subservient extension, but it is considered that the set-back and apex proposed, are so small that they have little impact in reducing the mass of the resulting property, or its visual impact when viewed from Falshaw Way, which is of a very long fronted property which is not considered to be in keeping with the character of adjoining properties.

The applicant considers that the set-back provided, and works as a whole, are acceptable as they would not lead to a terracing effect, but the concerns, about the proposal, relate to the

visual impression created of what would be, in effect, the creation of a double fronted property in an area wholly characterised by properties with a frontage of half the size, and the impact that this would have on the character of the property and its surroundings.

In addition, the properties referenced above, and other properties on this estate, are characterised by separation distances of between approximately 2.5 to 3 metres between the properties and front boundaries. In the case of the properties to the south of the application site, these are all set-back by the same distance, so a common building line is established. However, the relationship of the site, with those properties, is such that it is at an angle to that row of properties (18-26 Falshaw Way). The side garden, of the application site, therefore lines up with the front gardens of 18-26 Falshaw Way. The front corner, of the existing house, therefore sits forward of the established building line, of nos.18-26, although the shape of the garden is such that the property lies approximately 4 metres from the site boundary, so the open character of the property is maintained, and it is not seen as out of character with the estate. However, the position, of the application property, is such that any side extension is going to impact upon this building line and open character.

In the case of the proposed development, the extension is substantial and sits significantly forward of the established building line of nos. 18-26, with a gap of only 1 metre proposed between the extension and the site boundary. It also brings the property significantly closer to no.18 Falshaw Way, so the impact upon the building line is more emphasised than the corner element of the existing house, with the corner element, of the extended property being approximately 3 metres forward of the building line established by nos18 to 26. It is considered that this has a harmful visual impact on the current relatively uniform building line, and separation from the street here, This is, in part, due to the angled position of the existing application property, and the shape of the garden area, which sits forward of the front boundary, of nos. 18 to 26, due to the bend in the road. Accordingly, it is considered that the proposed extension would have a more striking visual impact than if the application property had followed the line of nos18 to 26. As a result, in addition to sitting substantially forward of this established building line, the proposal also fails to respect separation distances to the site boundary/back of pavement, which are prevalent on the estate and it is considered that the proposed extension would appear overly dominant in the street scene, and would have a harmful impact upon visual amenity and the character of the area.

Residential amenity - The proposal is for additional living space, although the use of the property remains as a Class C3(a) dwellinghouse, so any intensification in activity on site, is unlikely to be of an extent that it would adversely impact upon the amenity of surrounding residents. The key impact on residents, though, is as indicated above. The impact on the building line of nos. 18-26 Falshaw Way, has been identified and, in particular, the occupiers of no.18 would be impacted by the introduction of a large structure to the front/side of their property. Generally residents of the estate can enjoy the openness of the relationship between properties and it is considered that this perception would be significantly harmed by the introduction of the structure, which be a strident feature in the estate, drawing attention to itself, due to being out of character with surrounding properties. It is therefore considered that the proposed extension would cause significant visual harm to surrounding residents.

Conclusion - The applicant has been advised of the Council's concerns, regarding this application, and has been advised on ways in which the design could be altered to address our concerns. The applicant has made minimal changes, which have not resolved the issues of the size of the resulting property and its impact upon building lines and the openness/character of the surrounding area. The site also has an ample sized rear garden, which could accommodate a rear extension, and this has also been suggested, but the applicant does not feel that these suggestions are feasible. Despite numerous negotiations it has not therefore been possible to secure an acceptable form of development on this 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.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, including making contact, during the application process and advising of amendments that could be made to improve the relationship of the proposed development with the surrounding area. These concerns were not satisfactorily addressed and the applicant has stated that it is not feasible to meet these requirements. The application has therefore been progressed to a refusal of planning permission, due to the proposed works being contrary to policy

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

1) The proposed two storey side extension, by reason of its form, scale, height, minimal set-back and massing forms an overly bulky and visually obtrusive feature, creating a property with an overly long frontage which is out of character with surrounding properties and which fails to contribute positively to, the local area. The proposal would therefore have an unduly harmful impact in relation to design and appearance, which is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD, policy JP- S1 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

2) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and which would project beyond the established building lines of Falshaw Way, affecting the spacious character and views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP- S1 of the Places for Everyone Joint Development Plan Document and guidance contained in the Guide to Development in Manchester SPD and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

18 Falshaw Way, Manchester, M18 7TG
14 Falshaw Way, Manchester, M18 7TG
10 Braithwaite Road, Manchester, M18 7TJ
35 Falshaw Way, Manchester, M18 7TG
39 Falshaw Way, Manchester, M18 7TG
37 Falshaw Way, Manchester, M18 7TG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA