

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143782/FH/2025
Date registered valid: 20 August 2025
Proposal: Erection of a single storey rear extension.
Address: 12 Marshbrook Drive, Manchester, M9 8NN
Ward(s): Harpurhey Ward

Applicant: Mr Mohammad Asghar Ali
Agent (if any): Mr M Farooq, Building Design Services
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 August 2025 Expired: 18 September 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

Description of site / building / area

The application relates to a modern, pitched roof, bay fronted, detached dwellinghouse along a cul-de-sac setting of Harpurhey ward.



Figure 1. (Site visit 10.09.2025)

The application dwellinghouse and the neighbouring detached properties along the side boundaries - nos. 10 and 14 Marshbrook Drive are staggered by arrangement in terms of siting.

Due to this pre-existing context, no. 10 is set-in from the rear building line of the application dwellinghouse, whilst no.14 projects beyond the rear building line of the of the application dwellinghouse.

There is existing amenity space along the front, sides and rear, together with boundary treatment, whilst incorporating a gated side access. There is an existing front driveway, and bins are stored within curtilage.

Site history

- 143318/PDE/2025 - Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 2.75m and a height at eaves of 2.55m, Turned Away (Legislative) 12.08.2025.
- 067802/MO/2003/N1 - Substitution of house types for plots F47, F57, F62, F63, F89, F94 and F96, Approved 23.05.2003.
- 064916/AOH/NORTH1/02 - Erection of illuminated developer signboard at entrance to site for 3 year period, Approved 15.07.2002.
- 063730/MO/NORTH1/01 - Proposed residential development for 253 two and three storey flats, mews/semi and detached houses, Approved 04.03.2002.
- 056247/OO/NORTH1/99 - Outline application for a residential development after demolition of existing buildings, Approved 17.05.2001.
- 047720/OO/NORTH1/95 - Mixed development comprising housing development (approx. 496 units), nursing home, leisure use D2, employment B1, B2, B8 uses, bowling green and multi-use sports area, and footpath/cycleway, Withdrawn 27.05.1998.
- 052580/FO/NORTH1/97 - Office windows to be fitted to ground floor level as part of refurbishment works, Approved 02.09.1997.
- 047722/OO/NORTH1/95 - SCHEME B: A mixed development of approximately 300 residential units, a nursing home, leisure centre and B1 employment uses, Withdrawn 22.05.1996.
- F03148 - Plant room extension to 1 wing of the Research Department Building, Approved 08.09.1975

Under Condition 7 of planning approval 063730/MO/NORTH1/01, permitted development rights were removed for the original dwellings.

Description of development

The submitted plan relates to a proposed single storey rear extension to provide additional living accommodation.

The initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently submitted, (dated, 06/10/2025). The side facing window along the proposed extension is removed.

The revised proposal would be sited along the rear building line of the original dwellinghouse, whilst being flush with the gable elevations and would measure approximately (4000mm deep x 6700mm wide x 2750mm [2934 inclusive of roof lantern]). It would comprise of flat roof with roof lantern above, together with windows a door along the rear elevation. It is intended to use external facing materials matching the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health officers have advised of a pre-commencement condition requirement in relation to the installation of gas/vapour protection measures; together with an informative relating to a contaminated land Watching Brief.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

5. The National Planning Policy Framework (NPPF), (December 2024)

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently submitted, (dated, 06/10/2025).

Principle of development

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 proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - In this instance, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently submitted, (dated, 06/10/2025). The initial side facing window along the proposed extension is removed.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor. In terms of accessibility, the proposal does not change how people can get in and out of the building.

Due to its, size, position and location in relation to the neighbouring nos.10 and 14 Marshbrook Drive and those immediate properties along the rear boundary; specifically, nos. 7-9 Elmstone Close, the proposal would not create an over-dominant or overbearing feature.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

In terms of any adverse impact to privacy or overlooking, following revised plans, (dated, 06/10/2025), the proposal now includes fenestration along the rear roof elevation and rear elevation only. Given their locations, coupled with the existing high boundary treatment, together with the separation distance from the common boundaries, the impact to privacy and overlooking is minimal.

In terms of the impact on green infrastructure including open space, both public and private, the dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Whilst the proposed rearward projection at approximately 4000mm is (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the

limitations for larger homes extension and therefore on balance, this variance could be accommodated in this location in this instance without unduly impacting on residential or visual amenity; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the new addition is designed to match the style and features of the current host by using matching bricks fenestration, and as such, the resultant impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension along the rear garden and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed extension could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 06/10/2025) responds positively to policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently submitted, (dated, 06/10/2025). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 14 August 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 14 August 2025.
- Proposed Elevations, drawing 2303/3, received by the City Council as the Local Planning Authority on 06 October 2025.
- Proposed Floor Plan and Site Plans, drawing 2303/2, received by the City Council as the Local Planning Authority on 06 October 2025.
- Email from agent dated, 06/10/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials, bricks, tiles, fenestration, facias and soffits used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as set out in Condition 2 of this approval.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Elevations, drawing 2303/3 and Proposed Floor Plan and Site Plan, drawing 2303/2, both received by the City Council as the Local Planning Authority on 06 October 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any

statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of , in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 063730/MO/NORTH1/01. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The existing development has had remedial measures installed as part of Planning Permission 063730/MO/NORTH1/01. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN18 and DM1 of the Manchester Core Strategy (2012).

*The following measures are required in accordance with the approved remediation strategy for planning permission 063730/MO/NORTH1/01:

- o Ground gas and vapour protection membranes to protect all above ground structures.
- o Installation of membrane undertaken by competent persons.

The applicant should also be aware that a 500mm clean soil cover system is in place in garden areas at the property and must be retained.

7) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance relating to contaminated land can be found at MCC's Information for Developers webpage.

Appendix 1 – List of consultees & neighbours notified

7 Elmstone Close, Manchester, M9 8NQ
21 Thorndale Court, Manchester, M9 8PZ
15 Thorndale Court, Manchester, M9 8PZ
7 Thorndale Court, Manchester, M9 8PZ
23 Thorndale Court, Manchester, M9 8PZ
19 Thorndale Court, Manchester, M9 8PZ
17 Thorndale Court, Manchester, M9 8PZ
11 Thorndale Court, Manchester, M9 8PZ
9 Thorndale Court, Manchester, M9 8PZ
5 Thorndale Court, Manchester, M9 8PZ
10 Marshbrook Drive, Manchester, M9 8NN
9 Elmstone Close, Manchester, M9 8NQ
19 Marshbrook Drive, Manchester, M9 8NN
14 Marshbrook Drive, Manchester, M9 8NN

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
Area Team Boundary - Name: NORTH AREA