

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143593/FH/2025
Date registered valid: 30 July 2025
Proposal: Proposed extension to existing annex building
Address: 9 Abberton Road, Manchester, M20 1HQ
Ward(s): Old Moat Ward

Applicant: Nazir Kahn
Agent (if any): Mr Lee Harper, lh
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19th September

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 August 2025 Expired: 30 August 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

The property that is the subject of this householder application is a two storey semi -detached brick built property that is in use as a single family dwellinghouse. It occupies a corner position at the junction of Abberton Road and Albermarle Avenue. It has garden area to the front side and rear, the rear garden having been paved over and accommodates two vehicles within the curtilage. The property has had the benefit of a single storey wrap around extension to the side and rear and a dormer extension within the rear roof slope. There is a free standing unit at the very bottom of the garden which has historically been in use as a garage, but converted to ancillary accommodation previously. The proposal abuts the common boundary with number 1 Albermarle Avenue. Pedestrian access is taken off Abberton Road and vehicular access is taken off Albermarle Avenue.

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area is predominantly residential in nature, comprising of mainly 2 storey red brick semi-detached properties.

Description of development

The proposal is for the erection of an extension to the front of the free standing unit, to increase the size of the accommodation provided in the annex. The annex currently has a bedroom and lounge. Once extended the outbuilding would then be used as a self contained annex to provide same level accommodation for a member of the household of number 9 Abberton Road. It would provide accommodation in the form of a lounge, bedroom, kitchen and bathroom. The annex would be lived in by members of the host family who currently live together as a multigenerational family.

Consultations & Notification Responses

Local residents have been informed- one representation has been received the comments of which are summarised as follows.

The proposal would exacerbate existing densification by introducing a third residential unit on a plot originally intended for a single dwelling. The application undermines the intention of Places for Everyone to avoid piecemeal intensification that may harm neighbourhood character. The proposal is contrary to the Guide to Development in Manchester in that it is a back-land or garden infill development that disrupts layout, scale or rhythm of existing dwellings as in this case. A new dwelling in this confined space would increase overlooking, overshadowing, and general disturbance, in direct conflict with the locally endorsed design ethos. It would result in the loss of garden area and conflicts with Manchester's aspirations for a greener more liveable urban environment. The proposal should not exploit permitted development as a backdoor for over intensification.

Issues

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o Policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

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 significant weight in the planning balance.

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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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, and DC1.3 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

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. These policies are also consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of the existing and future occupants.

Principle

The principle of extending a residential property or creating associated accommodation in an established residential area to provide enlarged or improved residential accommodation is considered acceptable, subject to further assessment to ensure that there is not a detrimental impact upon the property itself or the character of the area within which it is located or upon the residential and visual amenity of nearby residential occupiers. In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight to indicate otherwise.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been several applications as follows.

114060/FH/2016- Hip to gable and increase in ridge height. Installation of dormer windows to rear and canopy to front, extending existing roofline and forming new dormers. REFUSED- 23.11.2016

116748/FH/2017 - Erection of two-storey rear extension together with increase in roof height. REFUSED 13.02.2018

119808/FH/2018 - Erection of a two-storey rear extension to form additional living accommodation. APPROVED 22.08.2018

129509/FH/2021- Erection of a single storey side and rear extension to provide additional living accommodation. APPROVED 06.04.2021

133921/NMC/2022- Non-Material Change to planning permission 129509/FH/2021 to allow changes to the side elevation window sizes and positions APPROVED 28.03.2022

The only application from the above list that appear to have been implemented are 129509 and 133921.

Residential / Visual Amenity

The applicant is seeking planning permission for the erection of a single storey extension to the existing free standing unit to the rear of the property for use by occupants of the host property. Number 9 Abberton Road would remain the primary dwelling on the site, and all the accommodation would still be occupied by the applicants family, and even though the free standing unit would enable independent living it would only ever be used in association with the main dwellinghouse. A condition to that effect would be attached to any consent granted. The proposed extension would increase the length of the unit, however it would not increase in height or width. The roof would still be a dual pitched roof maintaining the lowest height where it abuts the common boundary with number 1 Albermarle Avenue. There would be no windows along the common boundary with number 1 Albermarle Avenue with the windows being on the inside elevation overlooking the applicants own garden area.

The remaining fenestration would involve the replacement of the up and over garage door with a window which faces onto Albermarle Avenue. There is a timber post and tiled roof porch proposed to safeguard the access against bad weather. This is lightweight and open sided and

again is on the inside wall facing the existing dwellinghouse. The extension would not be readily viewed as it sits behind the driveway and 2 metre high double gates.

The extension is proposed to the front of the free standing unit, and runs along the common boundary of the gable end of number 1 Albermarle Avenue. It stops before it reaches the front building line of 1 Albermarle, and would not therefore be highly visible from that property.

It is considered that the proposal would have no greater impact upon the neighbouring properties than currently exists. The proposal should not result in loss of privacy or overlooking and it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties.

The materials proposed would match those of the existing property and a condition to that effect would be attached to any consent granted.

The unit has been proposed to run horizontally within the garden rather than vertically, and, as such would not interfere with space between the properties. The development would as an ancillary building still share the remaining garden area with the host property, and this is considered sufficient external amenity space. The accommodation is required for the use by the resident going forward to take account of their changing household need. It is felt that the proposal can be accommodated at the application property, and it is considered that the proposal would not interfere with the existing characteristics of the area.

The size of the proposed annex could have been constructed under Permitted Development as a fallback position, however as the unit is self contained ancillary accommodation it did not meet the criteria for Permitted development.

The extension would be visible from the public highway, however this would be limited views of the upper part of the proposal, with the main part of the structure being behind solid gates and boundary treatments of approximately 2 m. It is also set back from the boundary of Albermarle Avenue. It is not considered that the proposal would have a detrimental impact upon the character of the property or the area within which it is located.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, whilst a good size structure when combined with the element that is the existing annex it is not excessively large or bulky. It is therefore considered to accord with the principles set out in saved UDP policies DC1 (in particular policy DC1.5).and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and is similar to other free standing units that are located in gardens within the neighbourhood, as such the design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use materials to match the existing property and again a condition to that effect will be attached to any consent granted.

It is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and is considered acceptable.

Waste management

The waste bins will be those used for the family home with the accommodation being ancillary to the occupants of the host dwelling. There will be sufficient space retained for the waste bins

to be brought kerb side on collection day, and as such the proposal accords with policy EN19 of the Core Strategy.

Parking

There is space within the rear for vehicle parking, this being taken off Albermarle Avenue, and the area around the property is resident parking only.

Conclusion

The proposal complies with the above policies; Whilst one representation objecting to the proposal was received, the issues raised and the policy extracts referenced relate to a fully independent property with an independent address and are not relative to the host property. It is not back land development as it is not purporting to have an individual access point that could only be accessed by crossing an access to the property at number 9 Abberton Road, as they are one planning unit. The annex building is not to be rented out independently of the main dwellinghouse, again being as one planning unit. There is not three independent properties proposed on the site, as this is purely an extension to the existing annex that is already used in connection with the occupants of the primary dwellinghouse number 9 Abberton Road. The external amenity space is shared by the multigenerational family that live at the property, and will continue to be so used post development.

At single storey it is not considered that the proposal would result in loss of privacy, light or overshadowing. It would present as a blank elevation facing an elevation that at the point of the extension has no windows to either ground or first floor.

The City Council recognises the importance of adapting homes to suit changing household needs and accommodate the needs of an aging population. The annexe would improve the comfort of the residents, allowing them the space to remain independent whilst being part of the multigenerational family unit.

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. No significant problems have arisen during the consideration of this application and it has been determined in accordance with both local and national policies and in a timely manner.

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:

L001-Location Plan uploaded 30th July 2025

L101- Proposed Site Plan uploaded 30th July

L200 -Proposed Floor Plan uploaded 30th July 2025

L300 -Proposed Elevations uploaded 30th July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces hereby permitted shall match those on the relative elevations in type, size, colour, and texture including mortar and patching in.

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) 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 the approved drawings.

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) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 9 Abberton Road M20 1HQ, at no point shall it be allocated or identified as a separate address.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

99 Meltham Avenue, Manchester, M20 1FD
3 Sandhurst Avenue, Manchester, M20 1ED
6 Albemarle Avenue, Manchester, M20 1HX
3 Albemarle Avenue, Manchester, M20 1HX
2 Albemarle Avenue, Manchester, M20 1HX
1 Albemarle Avenue, Manchester, M20 1HX
12 Langford Road, Manchester, M20 1QA
8 Albemarle Avenue, Manchester, M20 1HX
4 Albemarle Avenue, Manchester, M20 1HX
14 Albemarle Avenue, Manchester, M20 1HX
10 Langford Road, Manchester, M20 1QA
7 Abberton Road, Manchester, M20 1HQ
5 Abberton Road, Manchester, M20 1HQ
11 Abberton Road, Manchester, M20 1HQ
7 Albemarle Avenue, Manchester, M20 1HX
5 Albemarle Avenue, Manchester, M20 1HX
97 Meltham Avenue, Manchester, M20 1FD
95 Meltham Avenue, Manchester, M20 1FD
93 Meltham Avenue, Manchester, M20 1FD
103 Meltham Avenue, Manchester, M20 1FD
101 Meltham Avenue, Manchester, M20 1FD
1 Sandhurst Avenue, Manchester, M20 1ED
7A Abberton Road, Manchester, M20 1HQ

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