MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143761/FH/2025
Date registered valid:	18 August 2025
Proposal:	Erection of a single storey rear extension
Address:	404 Kingsway, Manchester, M19 1PL
Ward(s):	Didsbury East Ward
Applicant:	Mr Majid Ali
Agent (if any):	Mr Daanyal Shairaz, DS Design
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@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:	04 September 2025	
Standard consultations:	Printed: 29 August 2025	Expired: 19 September 2025
Neighbour notifications:	Printed: 29 August 2025	Expired: 19 September 2025
Site notice:	Posted: 4 September 2025	Expired: 25 September 2025
Press advert:	Published: 2 September 2025	Expired: 23 September 2025

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Grade II* St Nicholas Church (shared boundary)
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal related to a two-storey semidetached dwelling house on Kingsway. The property features and existing single storey rear outrigger extension and garden to front side and rear. The property features hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mixed-use area of the Didsbury East ward of Manchester. Immediately adjacent to the northern boundary is the Grade II* listed St Nicholas Church. The property is on the edge of the Fog Lane/Burnage local centre with a mix of residential, retail and a petrol station nearby.

Description of development

Erection of a single storey rear extension

The proposal projects 3500mm from the existing rear elevation and spans 6063mm across the rear of the property encapsulating the existing rear outrigger. The proposal is finished in matching brick with a sloping tiled roof with 3no rooflights. Bifold doors are featured to the rear.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
No representations received.

Publications

Site Notice and Press Advertisements
No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

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
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC19 - Listed Buildings
    - DC26 - Development and Noise
  - Environmental Improvement and Protection
    - E3.3 – City major radial and orbital roads and rail routes.
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and to the rear with a sloping monopitch roof.

Given the limited projection (3500mm) at ground floor only along the boundary with No.406 the impact of the massing would be limited. Especially considering the fallback position of a permitted development rear extension at 3000mm. The current boundary treatment is large hedges which have a similar impact to the elevation.

It is noted that there is an existing outrigger to No.404 and the cumulative effect of the adding massing of the proposed rear extension would not be significant enough to warrant refusal.

There is minimal effect on the northern boundary with a limited projection beyond the existing outrigger and not spanning further than the existing premises. Furthermore, the other side of the boundary is hardstanding car park for the Church.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably rear extensions at properties on Poplar Road and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The rooflights would not present a privacy concern given their location and limited viewing aspect.

Light

Given the proposal is entirely at ground floor level and the limited projection and orientation of the property in relation to the path of the sun (with the proposed development being to the North of No.406) the impact to light from the added massing is not so undue as to warrant refusal.

Noise

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

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

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.

Refuse storage and collection

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The property shares a boundary with the Grade II* listed St Nicholas Church.

St Nicholas Church is an important and prominent 1930s Modernist church designed by Cachemaille-Day. Described as "a milestone in the history of church architecture in England" by Pevsner.

The proposed extension is a modest rear addition which would be mostly concealed by the side boundary of the dwelling and not directly visible from the street. It is considered to have a neutral impact on the setting of the Grade II* St Nicholas Church which has a suburban setting dominated by the main road of Kingsway. The small single-storey extension would form part of the wider residential setting and would not thereby affect the appreciation of the heritage asset.

The harm to the local heritage asset would be less than substantial (as set out in the NPPF Section 16)

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.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on 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 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.

PLANNING BALANCE & CONCLUSION

The proposed single-storey rear extension is modest in scale, appropriately designed, and subservient to the host dwelling. It would not result in harm to residential amenity or the character of the area.

Although the site adjoins the Grade II* listed St Nicholas Church, the extension is discreetly located and would have a neutral impact on its setting. Any heritage harm is considered less than substantial and outweighed by the benefits of improved living accommodation.

The proposal complies with relevant local and national planning policies and raises no technical objections. It is therefore recommended for approval, subject to conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 18 Aug 2025 APPLICATION FORM
b. Drawing - Location Plan 18 Aug 2025 THE LOCATION PLAN
c. Drawing - Existing & Proposed 18 Aug 2025 PACK X3 MIXED/COMBINED PLANS

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. Specified materials

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Additional fenestrations restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

The Parish Church Of St Nicholas, Kingsway, Manchester, M19 1PL

814 Burnage Lane, Manchester, M19 1RS

406 Kingsway, Manchester, M19 1PL

Parrswood Service Station, 563 Kingsway, Manchester, M20 5WP

388 Kingsway, Manchester, M19 1PL

262 Fog Lane, Manchester, M19 1EQ

565 Kingsway, Manchester, M19 1RA

563 Kingsway, Manchester, M19 1RA

4 Poplar Road, Manchester, M19 1QH

2 Poplar Road, Manchester, M19 1QH

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA