

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143501/FH/2025

Date registered valid: 15 August 2025

Proposal: Erection of a part-single / part two storey side and single storey rear extension with associated ramped access to provide improved living accommodation

Address: 2 Bartley Road, Manchester, M22 4BG

Ward(s): Northenden Ward

Applicant: Mr Zafar Anwar

Agent (if any): Mr D King, NK Architectural

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 August 2025 Expired: 10 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rectangular bay to the front, a front porch canopy, a modest front garden bordered by a mid-level redbrick wall and mature hedging, a raised timber decking area to the rear, and a spacious side and rear garden with a paved driveway accessed off Bartley Road.

The property is of traditional construction and occupies a modest plot consistent with the prevailing character of the surrounding streetscape. It benefits from its proximity to key transport infrastructure, including the M60 orbital motorway and Manchester Airport, and is well-served by local amenities and green infrastructure such as Wythenshawe Park and the River Mersey corridor. The site contributes to the area's established residential grain and typifies the post-war suburban expansion of South Manchester.







Description of development

The applicant is seeking planning permission for the erection of a part-single / part two storey side and single storey rear extension with associated ramped access to provide improved living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

One representation was received from a resident; the comments are summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included as part of the development.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

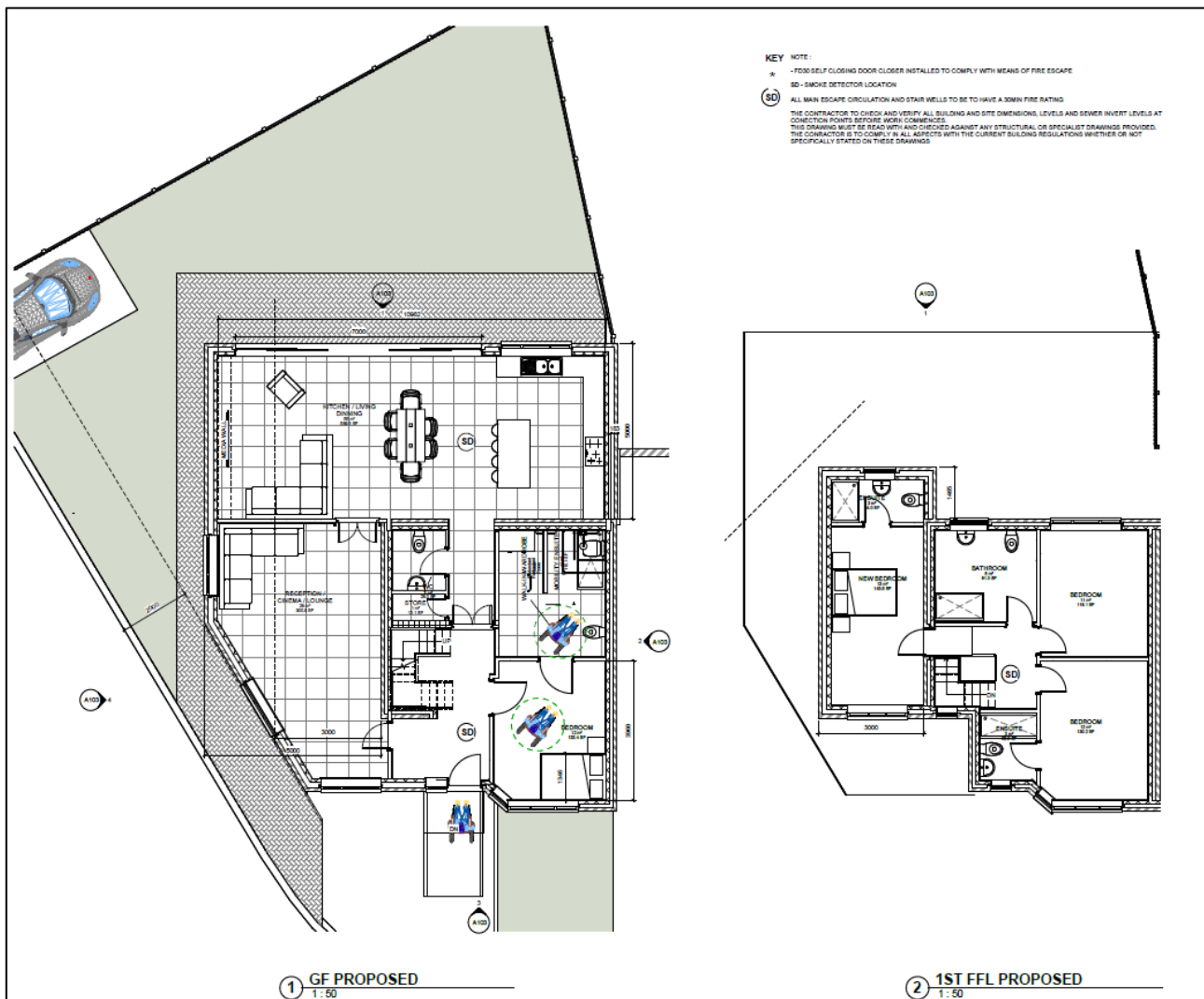
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

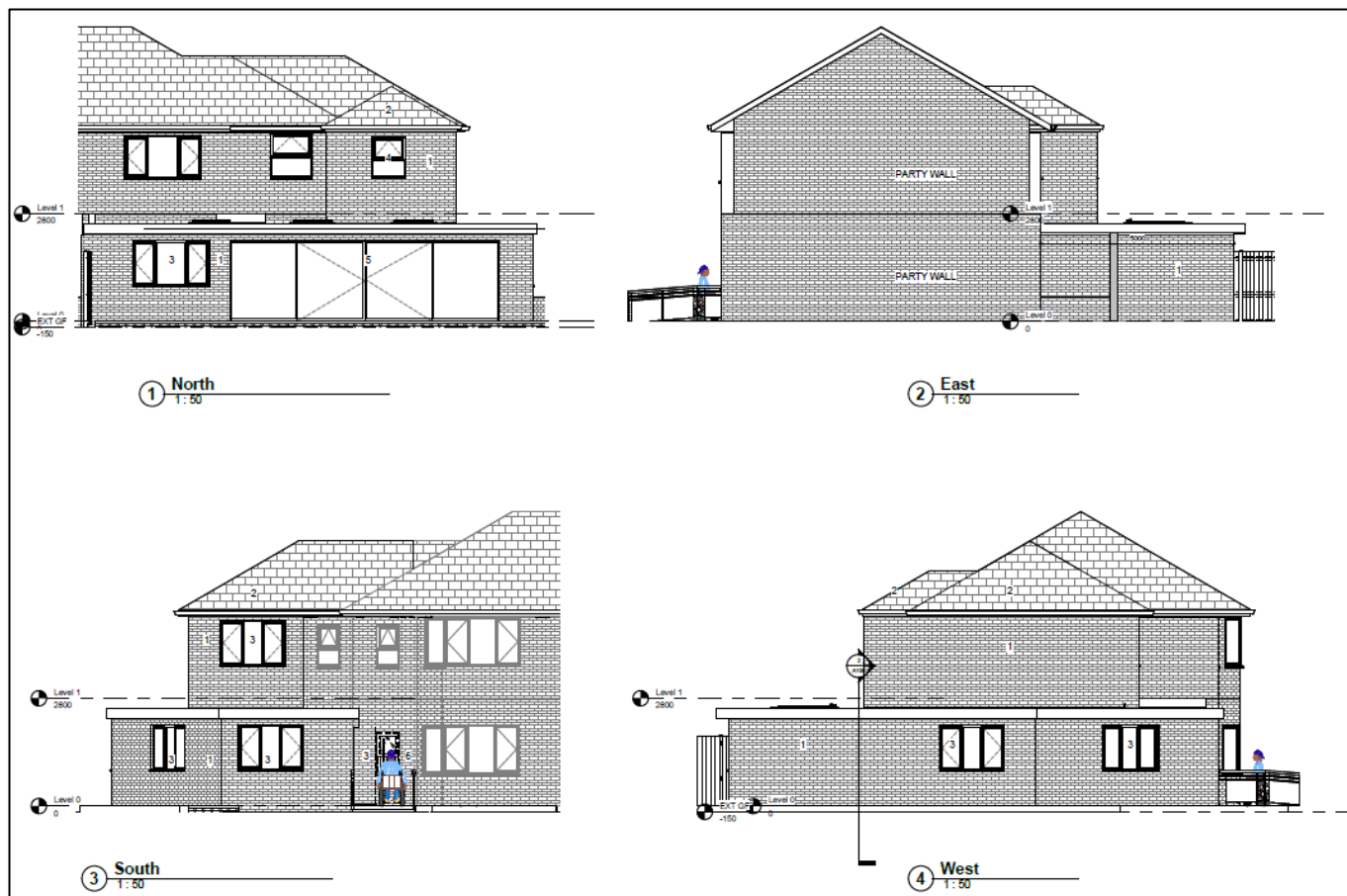
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed floor plans



Submitted proposed elevations

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 part-single / part-two storey side and single storey rear extension together with an access ramp to the front to improve the life and wellbeing of a disabled resident through the provision of improved ground floor accommodation 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 extension would be sited at the side and rear of the property, facing southwest and northwest. At ground floor level, it would project 5m rearwards from the host dwellinghouse, with a length/depth of 13.2m, a width of 3.5m at the front and 11.6m to the rear, and a flat roof height of 2.5m. It would be sited along the boundary shared with the adjoining semi (No.72 Shawdene Road) and would maintain a gap of approximately 2m to the boundary shared with Bartley Road and 4.4m to No.4 Bartley Road. At first-floor level, it would project 3m sideways from the host dwellinghouse, with a rearward projection of 1.465m, a

length/depth of 7.2m, a width of 3.4m, and a hipped roof height of 7m to the side (set 1.5m below the ridge) and 6.2m to the rear (3m below the ridge) with eaves to match the existing. A gap of 6.2m would be maintained to the adjoining property.

The proposed extension is of a considerable scale; however, is considered acceptable when assessed against saved policy DC1 of the Unitary Development Plan for the City of Manchester, which allows for flexibility in design standards where development is required to meet the specific needs of disabled residents. In this case, the extension would significantly enhance the quality of life for the occupant and is therefore justified. The application site benefits from a spacious plot, which is capable of accommodating an extension of this size without resulting in an unacceptable reduction in private amenity space. The proposed design incorporates matching materials, a reduced ridge height, and consistent eaves levels, which collectively ensure the extension remains visually subservient to the host dwelling. As such, the development would not result in undue harm to visual amenity or character of the area. Adequate separation distances to shared boundaries and neighbouring properties would be maintained, which should safeguard the residential amenity of the area and prevent any substantial harm in terms of outlook, privacy, or overshadowing.

Appearance and visual amenity – the extension would utilise materials to match the existing dwellinghouse, including insulated cavity walls with matching facing brickwork, red concrete roof tiles, and white uPVC windows and anthracite/composite doors (conditioned accordingly). At ground floor level, it would feature 1no window to the front, 2no. windows to the southwest, a set of sliding doors and 1no. window, and a blank northeastern elevation. Its flat roof would feature 3no. skylights to the rear. At first floor level, it would feature 1no. window to the front, 1no. window to the rear, and blank side elevations.

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene (e.g., from viewpoints along Bartley Road and Shawdene Road). However, its subservient dimensions, hipped roof form, and use of matching materials, should provide a blended appearance with the host dwellinghouse, ensuring that it 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.

Residential amenity – given that the extension would feature a 2.5m flat roof height at ground floor level, with adequate gaps maintained to the plot's shared boundaries, and would be sited away from neighbouring dwellinghouses, 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 blank northeastern side elevation (facing the adjoining semi) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. The windows in the rear elevation are sited a sufficient distance away from the plot's boundary so as to avoid causing issues associated with loss of privacy and overlooking.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse.

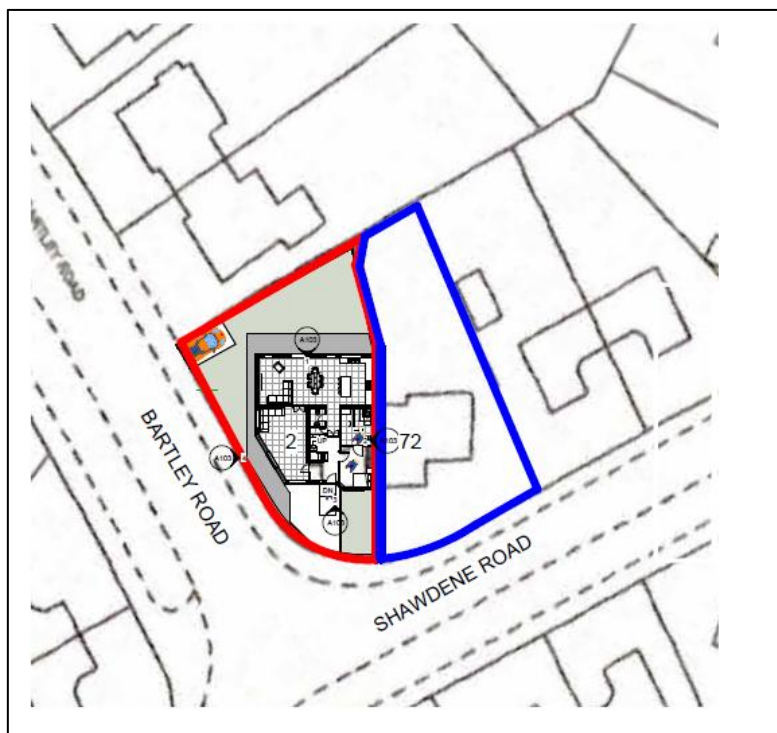
Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

External alterations – the proposal also includes the following alterations:

- Installation of an access ramp to the front of the property (1.6m width, 2.9m length, max 0.93m height including handrails).
- Installation of a new window and door set at ground floor level to the front of the property (replacing an existing window opening).

These alterations are considered acceptable given that they would improve the ability of a disabled resident to access their home comfortably and would have a comparative minimal impact upon the visual and residential amenity of the area as a result of the minor nature of the works.

Works to boundary – the extension would project along the boundary shared with the adjoining semi (No.72 Shawdene Road) as shown on the proposed plans and elevations. Typically in cases such as this, the applicant/agent must complete and submit ownership certificate B, serving the requisite notice on the relevant landowner, however, in subsequent email correspondence, the agent has confirmed that the adjoining semi is also owned by the applicant with a subsequent site plan submitted to demonstrate this. Ownership certificate A is therefore acceptable in this instance and has been provided as part of the submitted application form.



Submitted site plan with application site edged in red and land owned by applicant edged in blue

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

'PROPOSED GF AND 1ST FFL PLAN REV C', received by the City Council as Local Planning Authority on the 23rd September 2025.

'PROPOSED ELEVATIONS REV B', received by the City Council as Local Planning Authority on the 24th September 2025.

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

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, the materials to be used on the external surfaces of the development hereby permitted shall match those specified below:

- Brickwork to match the existing dwellinghouse in type, size, colour, and texture on the elevations of the extension.
- Red roof tiles to match the roof of the existing dwellinghouse in type, size, colour, and texture on the two storey element of the extension.
- Flat roof membrane EPDM / GRP on the single storey element of the extension.
- White uPVC-framed windows to match the existing dwellinghouse on the extension.
- Composite-framed door at ground floor level on the front elevation of the host dwellinghouse.
- Aluminium-framed anthracite doors at ground floor level on the rear elevation of the extension.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

67 Shawdene Road, Manchester, M22 4AJ
1 Bartley Road, Manchester, M22 4BG
73 Shawdene Road, Manchester, M22 4AJ
4 Bartley Road, Manchester, M22 4BG
1 Netherwood Road, Manchester, M22 4BP
70 Shawdene Road, Manchester, M22 4AL
68 Shawdene Road, Manchester, M22 4AL
72 Shawdene Road, Manchester, M22 4AL
75 Shawdene Road, Manchester, M22 4AJ
71 Shawdene Road, Manchester, M22 4AJ
69 Shawdene Road, Manchester, M22 4AJ
74 Shawdene Road, Manchester, M22 4AH

Appendix 2 – Planning constraints

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