

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142837/FH/2025
Date registered valid: 29 April 2025
Proposal: Erection of part single, part two storey rear extension
Address: 199 Errwood Road, Manchester, M19 1JB
Ward(s): Burnage Ward

Applicant: Mr Kiyum Kiyum, Acorn Group Holdings Ltd
Agent (if any): Mr Ghassan Kamha
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 June 2025 Expired: 24 June 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 application property relates to a two-storey, semi-detached dwellinghouse which incorporates a two storey, flat roof side extension which extends along almost the full depth of the house and up to the common boundary with the neighbouring property at No. 197b. The property is rendered at first floor level.

To the front and rear are enclosed garden areas, with off road parking to front accessed from Errwood Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a predominantly residential area, mainly comprising two storey dwellinghouse. Errwood Road is spacious and verdant in character and is characterised by tree lined grass verges to both sides of the road and to the centre of the carriageway.

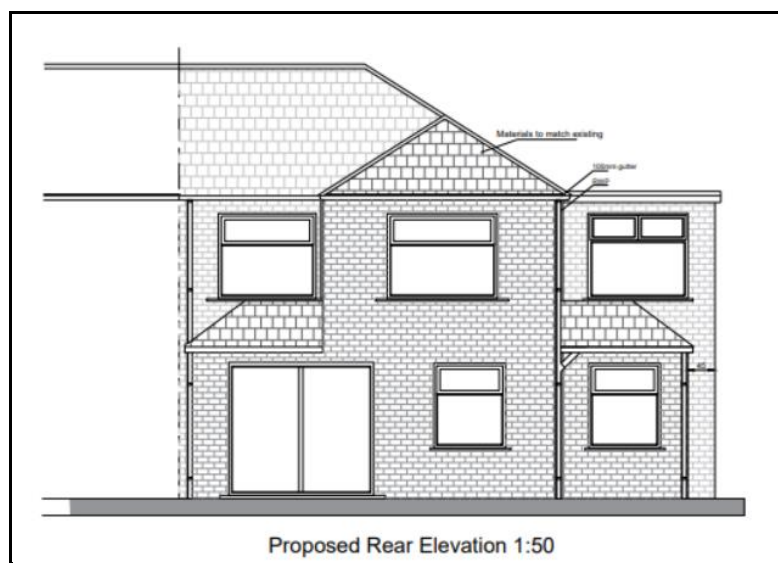
Description of development

Planning permission is sought for the erection of a part single, part two storey rear extension.

The proposed extension projects 2.85 metres to the rear at both storeys. The single storey element extends across almost the full width of the house and existing side extension, with a setback of 0.45 metres from the boundary with No. 197b.

The first-floor element is set back from the boundary with the other half of the semi at No. 201 by 2.5 metres in order to allow the retention of an existing floor window.

The extension includes hipped roofs at ground floor level with a centralised, dual pitched roof to the first-floor element.



It is proposed that the external materials will comprise brickwork to match the existing house.

The proposal represents a revised design to that originally submitted, with the first floor having now been set back from the boundary by 2.5 metres and the ground floor element increased in width.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation from a neighbouring occupier has been received objecting to the proposal as originally submitted.

Concerns are raised the proposed extension would have an impact on light to habitable rooms including and will overshadow the neighbouring garden by blocking sunlight. It is also considered that the proposed extension would be out of character with neighbouring properties.

Following the submission of revised drawings and a further period of neighbour renotification, 1 further representation has been received from the same objector reiterating their previous concerns as above.

Planning History

None.

Policy

The below policy and guidance is considered relevant to this application.

- Saved policy DC1 of the Unitary Development Plan;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Policy JP-P1 of Places for Everyone Joint Development Plan;
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of allowing residents to extend or make alterations to their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this case, the proposed alterations are considered acceptable and in accordance with saved policies DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy, and the National Planning Policy Framework (NPPF). Specific issues are outlined further below.

Residential Amenity

Given the rearward projection of entire extension at 2.85 metres and the relationship with neighbouring properties, the impact in terms of any perceived over-dominance or overshadowing would be less than substantial.

The ground floor elements incorporate a hipped roof to lessen any impact of mass, and the first floor has been set back 2.85 metres from the boundary with No. 201 to prevent any harmful impact in term of over-dominance, loss of light or enclosure.

No windows are proposed to the side elevations and therefore no undue overlooking or loss of privacy would result. As a safeguard, a condition has been included to remove permitted development rights for any other window or doors to the extension that those expressly agreed as part of this application.

Design and Appearance:

The proposed fenestration, windows proportions and architecture would appear in keeping with the style and appearance of the host property. External materials are proposed to match the existing. A materials condition has been included to ensure that this is the case.

It is considered that this approach would ensure that the extension is appropriately related to the original house and the character of the area.

Bins storage and waste management

Unaffected by proposed development.

Conclusion

On balance, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Location Plan and revised drawing referenced AL03, received by the City Council as Local Planning Authority on 29 April 2025 and 17 June 2025 respectively.

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) The external facing materials to be used on the extension hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing.

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 and Policies DM1 and SP1 The Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

201 Errwood Road, Manchester, M19 1JB
10 Westdale Gardens, Manchester, M19 1JD
210A Errwood Road, Manchester, M19 1HX
16 Westdale Gardens, Manchester, M19 1JD
14 Westdale Gardens, Manchester, M19 1JD
210 Errwood Road, Manchester, M19 1HX
197B Errwood Road, Manchester, M19 1JB
197A Errwood Road, Manchester, M19 1JB
12 Westdale Gardens, Manchester, M19 1JD
203 Errwood Road, Manchester, M19 1JB
210B Errwood Road, Manchester, M19 1HX

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