

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143751/FH/2025

Date registered valid: 15 August 2025

Proposal: Erection of part single, part two storey rear extension, and associated elevational alterations to host property.

Address: 21A Farnborough Road, Manchester, M40 7WF

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Annette Jervis

Agent (if any): Mr Daniel Llado, TDM Architectural Design

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 August 2025 Expired: 17 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

The application site relates to 21A Farnborough Road within the ward of Miles Platting & Newton Heath in north Manchester. The application site relates to an end terraced, two storey dwellinghouse characterised by differing brick colours for the ground and first floor, gable roof form and canopy to front entrance. The property appears to have previously been a maisonette (see planning ref: 025661). The amenity space for the property is much larger than for that of the surrounding neighbours, due to the expansive space to the side of the property, and separation between the applicant property and no.21 Farnborough Road. The property benefits from soft and hard amenity space to the front, side and rear.

Description of area

The surrounding context is residential in nature. The rear of the applicant property faces onto new build properties in connection with the Miles Platting PFI scheme (see planning history for further details).

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey rear extension, and associated elevational alterations to host property.

The part single storey rear extension would extend the width of the host property and have approximate dimensions of Height: 3.2 x Length: 3 x Width: 5.2 metres. The part single storey rear extension would have a roof form which leans away from the shared boundary with no.21B Farnborough Road. The part two storey rear extension would involve a set away from the boundary with the adjoining neighbour of 1.75 metres and so have approximate dimensions of Height: 6.4 x Length: 3 x Width: 3.5 metres.

Elevational alterations to the host property would involve the change of the first floor rear window in position and dimensions.

Materials to be used throughout the proposal are listed to match those used within the host property.

Negotiations during the course of the Application

During the course of the application, the description of development was amended to include the elevational alterations to the host property, which was shown on the plans but not mentioned within the description.

Concern was raised that the first floor rear extension would be sited approx. 1.5 metres off the shared boundary to the detriment of the adjoining neighbour in relation to creating an overbearing feature and giving rise to loss of light in the mornings.

As such, the set in of the built form at first floor level was increased and the roof form of the first floor rear extension was amended to a hipped roof formation.

Discrepancies within the submitted plans were addressed during the course of the application.

Planning History

080520/FO/2006/N1-Land Forming The Miles Platting Neighbourhood As Bounded By New Allen St, Livesey St, Oldham Rd, Sawley Rd, Varley St, James St, Lwr Vickers St, Danson St, Iron St, Rear Of Kenwin St, Bradford Rd, Old Mill St, Miles Platting- Full Application for the re-development of the Miles Platting Neighbourhood area, comprising the erection of 11 new dwellinghouses (4 on Sawley Road, 2 on Bradford Road and 5 on Chippenham Road (following demolition)), part 2/3 storey extension to Butler Court to provide 20 additional apartments for the elderly, external alterations to 7 existing high rise blocks (Alburn, Nelson, Queensbury, Butler, Landos, Gunson and Naylor Courts), new boundary treatments to all domestic properties, physical upgrading of 1548 houses and apartments, conversion of 22 apartments at Millhead Avenue and Manstead Walk to form 11 family houses, and removal of 65 apartments from existing high rise blocks to form larger residential units, environmental and public realm works including the provision of 6 pocket parks (following demolition); and the carrying out of associated highway improvements throughout the area.
Approved 26 October 2006.

079633/OO/2006/N1-Land Bounded By New Allen St/Oldham Rd To North West, Sawley Rd/Varley St To Saxon St To North & North East, Bradford Rd/Ashton Canal & Old Mill St To South & East, Weybridge Rd/Wadeford Cl/Butler St & Oakford Ave To West
Miles Platting- OUTLINE APPLICATION for the re-development of the Miles Platting neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of 875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community

facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1,A2,A3,A4,A5,D1 and D2) on Oldham Road/Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to Rochdale Canal (Class D1). Provision of a maximum area of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School. Provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas. Provision of new and refurbished highway network and associated parking.

Approved 5 September 2006.

025661- 1-59 and 2-20, Eastleigh Drive, Miles Platting-CITY COUNCIL DEVELOPMENT
Reduction of two blocks of 4 storey maisonettes and their re-roofing and modernisation along with a 2 storey block of aged persons flats and associated environmental improvement works.
Approved 5 February 1986.

Consultations & Notification Responses

Local Residents

Local residents were consulted and two responses were received. One comment requested that if the application be recommended for approval, the LPA should request one Swift nest brick condition be attached to any approval granted, to provide enhancement for biodiversity. Another neighbour requested assurances that the construction would be completed in a considerate manner to limit the impact of any noise disturbances.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit

2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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.

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 full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey rear extension, and associated elevational alterations to host property. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme is considered to overcome concerns raised to the agent during the course of the application. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.21B Farnborough Road:

The adjoining neighbour would experience a 3 metre rear extension up to the boundary at ground floor level. Given the limited rear projection and single storey level, which could be achieved through the route of Permitted Development, the extension is not considered to create

any overbearing feature. Any loss of light at ground floor level would be minimal for the reasons just outlined. No windows are to be inserted in the side elevation facing no.21B Farnborough Road and so no adverse implications arise in respect of overlooking.

At first floor level, the 3 metre extension is set away from the boundary by 1.75 metres and has a hipped roof form. Such set in is considered necessary to ensure the proposal does not create an overbearing feature due to the projection, massing and proximity to the adjoining neighbour. With the set away, it would ensure the proposal is not overbearing to the neighbour when utilising their rear amenity space and the set away ensures no loss of light to the neighbour in the afternoon. The set in and the neighbours centrally positioned first floor rear extension ensures no adverse loss of light/ tunnelling implications to the neighbour's first floor rear window. Due to the set away of the proposed bedroom 5 window, any opportunity for overlooking into no.21B's rear garden would be limited. The existing first floor rear window would be repositioned closer to the shared boundary with the adjoining neighbour. However, given the existing window looking into the direction of the neighbour, the repositioned window is not considered to give rise to any adverse overlooking implications.

Neighbours to the rear:

The proposed rear extension would face in the direction of the side gable and rear amenity space of neighbour no.10 Eastleigh Drive. No adverse amenity implications would be felt at ground floor level due to the projection, separation to the common boundary, single storey element and boundary treatment separating the two properties. A 9 metre gap would still be retained between the first floor proposed window of the part two storey extension and the amenity space connected with no.10 Eastleigh Drive. As such, any adverse privacy implications is not considered to be vastly different to the existing circumstances and therefore considered acceptable.

Streetscene:

The rear extension would be visible from within the streetscene when travelling north along Farnborough Road. Given the extension is sited to the rear of the property and given the contained nature of the proposal, no adverse implications would be experienced in respect of overbearing, loss of light or adverse privacy implications.

No.21 Farnborough Road:

The amenity space for the property is much larger than for that of the surrounding neighbours, due to the expansive space to the side of the property, and separation between the applicant property and no.21 Farnborough Road. The neighbouring property sits further back than the applicant property and an approximate 12 metre gap would be retained from the proposed extension to the boundary of the neighbouring property. Given this, no adverse implications would be experienced in respect of overbearing, loss of light or adverse privacy implications for this neighbour.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

Both the single and part two storey rear extension would have a projection of 3 metres and so would be considered compliant with Policy DC1.3 of the UDP which states that rearward projections should not exceed 3.65 metres. A 3 metre rear extension could be achieved through the route of Permitted Development.

Further, the first floor level of built form is considered to respond positively to the constraints of the site by being adequately set in from the common boundary with no.21B Farnborough Road.

It is noted that the applicant could benefit from a larger extension if development took place to the side of the applicant property, to better consider the constraints of the applicant site.

The change in the existing window at first floor level is considered appropriate in respect of design and scale.

The materials have been listed within the application form as matching the host property. This is considered acceptable and the materials would be conditioned accordingly.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

As the development is to the rear of the applicant site, no impact to car parking provision would be caused as a result of the proposal.

Bin Storage

At the time of the site visit, bins were stored in the front amenity space with the property and so no change in bin store provision would occur as a result of the proposal.

Response to Neighbour Objections

Local residents were consulted and two responses were received. One comment requested that if the application be recommended for approval, the LPA should request one Swift nest brick condition be attached to any approval granted, to provide enhancement for biodiversity. Another neighbour requested assurances that the construction would be completed in a considerate manner to limit the impact of any noise disturbances.

The request for a swift nest condition is considered onerous given the scale of development and would not be included as a condition within any approval granted. Construction hours and development in a considerate manner would be dealt with via Environmental Protection legislation.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised plan has been supplied which is considered to overcome issues raised during the course of the application. Appropriate conditions have been attached to the approval granted.

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:

- Application Form, received by the City Council as Local Planning Authority on 15 August 2025.
- Drawing- Proposed- Plans and Elevations, numbered PL01 REV C, received by the City Council as Local Planning Authority on 7 October 2025.
- Drawing- Proposed- Side and Rear Elevations and Proposed Site Plan, numbered PL02 REV C, received by the City Council as Local Planning Authority on 7 October 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations

of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Eastleigh Drive, Manchester, M40 7JD
8 Eastleigh Drive, Manchester, M40 7JD
82 Farnborough Road, Manchester, M40 7NG
80 Farnborough Road, Manchester, M40 7NG
78 Farnborough Road, Manchester, M40 7NG
76 Farnborough Road, Manchester, M40 7NG
74 Farnborough Road, Manchester, M40 7NG
21B Farnborough Road, Manchester, M40 7WF
21 Farnborough Road, Manchester, M40 7WF
1A Naylor Street, Manchester, M40 7WE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA