

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142566/FH/2025
Date registered valid: 5 September 2025
Proposal: Retention of a single storey rear extension to form additional living accommodation.
Address: 8 Fulshaw Walk, Manchester, M13 9WD
Ward(s): Ardwick Ward

Applicant: Sheila Dalton
Agent (if any): Mr Steve Ingram S Ingram & Associates
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 September 2025

Expired: 17 October 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 8 Fulshaw Walk within the Ardwick ward. The application site relates to an end terraced, two storey, red brick dwellinghouse within the Brunswick Neighbourhood regeneration PFI area. The application site looks onto the substation and resident parking to the front of the property (on Blackhill Close) and benefits from a small area of hardstanding to the front of the property. The rear of the property relates to a private paved amenity space with a timber shed and the rear extension subject to this application which is attached to the rear outrigger.

Description of area

The surrounding area is residential in nature, relating to the Brunswick Neighbourhood regeneration PFI area.

Description of development

The submitted application seeks planning permission for retention of a single storey rear extension to form additional living accommodation.

As confirmed by the applicant during the course of the application, the rear extension works were completed around February/ March 2025.

The rear extension adjoins the existing single storey shallow outrigger at the site and comprises a bathroom. The extension has dimensions of circa Height: 2.5 x Length: 2.3 x Width: 2.5 metres. The extension has a flat roof and with a window within the rear elevation and a window within the side elevation facing in the direction of no.6 Fulshaw Walk. Both windows are obscure glazed.

Materials to be used for the application can be seen on the site and relate to:

- bricks (similar match to existing)
- flat roof (different to pitched roof of the existing outrigger)
- UPVC windows (grey colouration, different to existing white windows).

Negotiations during the course of the Application

During the course of the application, it came to light that the soil pipe exiting the built extension appeared to extend onto land that was not within the applicant's ownership. The application was made invalid, but the agent confirmed that the soil pipe did not extend outside of the applicant's land. The soil pipe and applicant's boundary has been clearly identified on the submitted plans.

The application sought consent for the erection of a single storey rear extension. However, the works were clearly retrospective. The agent confirmed agreement to such description change and the description of development was amended accordingly.

The applicant confirmed when works were completed on the site.

Planning History

No planning history exists for 8 Fulshaw Walk.

However, the site sits within the Brunswick Neighbourhood regeneration PFI. Applications relating to the wider regeneration of the site can be found including the following: 137380/JO/2023- Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And The Mancunian Way- Variation of conditions 1 (specified plans), 4 (landscaping) and 13 (Boundary treatment) attached to planning permission 118379/JO/2017 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 24 private for sale dwellings from the layout following the retention of Yarwood House, revisions to access arrangements (gates, driveways and parking) and revisions to boundary treatments. Approved 22 August 2023.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and one response was received. The neighbour raised concerns with the application. The neighbour advised that the application was not a prospective application, and the works had already been completed. The neighbour stated the works had resulted in damage to the shared fence.

The following concerns were raised:

- Loss of privacy from the extension creating an overbearing feature
- Loss of light

- The fascia and guttering chosen within the extension is not in keeping with the wider area.
- The soil pipe connected to the extension extends beyond the neighbour's site edged red.

Cadent Gas

Although not consulted, Cadent Gas made contact during the course of the application and having reviewed the site, confirmed they had no objection to the development. Cadent Gas requested the following informative be added into the decision notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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).

DC1.5 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.

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 CABI 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:

JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted application seeks consent for the retention of a single storey rear extension to form additional living accommodation. As confirmed by the applicant during the course of the application, the rear extension works were completed around February/ March 2025. The works proposed are considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. This includes disabled access needs and facilities made available on the ground floor level. Issues in relation to the soil pipe and site boundaries were addressed during the course of the application. However, 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

Neighbours to the south along Henshaw Close:

No.8 Fulshaw Walk is an end terraced property and the rear extension is sited against the common boundaries of properties no.3 and no.5 Henshaw Close. The extension runs 2.3 metres beyond the existing rear outrigger. The extension has a height of 2.5 metres and has a flat roof. The extension is small in nature, and the flat roof helps to reduce the massing of the proposal, as does the separation from the existing boundary treatment. Therefore, it is not considered the proposal would give rise to an overbearing feature to such neighbours. Such structure would have a similar height and size as to outbuildings that are commonplace in residential settings. As existing, properties along Henshaw Close are northwest facing and do not benefit from large amounts of sunlight. Due to the orientation of the properties within the streetscene and given the properties on Henshaw Close lying to the southeast of the applicant site, it is not considered the extension would give rise to any significant overshadowing. No windows are inserted in the direction of Henshaw Close and no issues in terms of privacy would occur for these neighbours.

During the course of the application, the agent and applicant confirmed the soil pipe did not encroach onto neighbouring land. As such, the correct Certificate has been signed as part of the application and no further action is required in respect of this matter.

No.6 Fulshaw Walk:

The adjoining property relates to no.6 Fulshaw Walk. As the extension does not extend the width of the host property, the extension is sited 3.8 metres from the common boundary with no.6 Fulshaw Walk. High timber boundary treatment separates the two properties. Given this and the offset from the common boundary, the extension does not create an overbearing feature to the detriment of amenity for the occupiers of no.6. Although the applicant site sits due south of the neighbouring property, given the significant set off the boundary and given the constrained nature of the rear extension, no impacts are considered to be felt in relation to loss

of light. A window is inserted in the side elevation facing in the direction of no.6 Fulshaw Walk. The installed window is obscurely glazed and given the high boundary treatment, this window is not visible from the neighbour's rear garden and so can be considered acceptable. A condition would be attached to any approval granted to ensure the window remains as being obscure glazed in perpetuity.

Neighbours to the rear (Edgeview Walk):

Given the boundary treatment to the rear of the site, and the timber outbuilding sited against the rear boundary of the site, no significant adverse amenity impacts would be felt by neighbours to the rear.

Works to the fence:

The neighbour objection advised that the works resulted in damage to the shared fencing. Such issues and neighbour disputes are civil matters which are not actionable through planning legislation.

Overall, the scheme is not considered to give rise to any adverse amenity implications, namely overbearing, loss of privacy and loss of light. The scheme is considered to be 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

The extension has a projection of 2.3 metres from the existing single storey rear outrigger at the site, with an approximate projection of 3.3 metres from the rear elevation of the main dwellinghouse. As such, the proposal would be pursuant to Policy DC1.3 of the UDP which states that rearward projections should not exceed 3.65 metres in length.

The proposal involves a flat roof to the lean to element of the existing rear outrigger. Whilst such connection reads as an incoherent feature, given the extension is limited in projection, not easily seen from public vantage points and given the benefits of providing a ground floor bathroom for the disabled occupier, it would be unreasonable to refuse the extension on this element.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1, and with consideration given to policy DC1.5 of the UDP.

Car Parking

As the extension is sited to the rear of the applicant site, there is no impact to car parking as a result of the proposal.

Bin Storage

No change to bin store provision would occur as a result of the proposal.

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, issues that have arisen have been addressed during the course of the application, and 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 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 28 March 2025.

-Correspondence- Amendment to Description of Development, received by the City Council as Local Planning Authority on 15 October 2025.

-Drawing- Proposed- Floor Plan and Elevations, numbered 7B, REV July 2025, received by the City Council as Local Planning Authority on 5 September 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.

2) 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.

3) The two windows within the single storey rear extension as shown on the approved 'Drawing-Proposed- Floor Plan and Elevations, numbered 7B, REV July 2025', received by the City Council as Local Planning Authority on 5 September 2025, shall remain obscure glazed in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Henshaw Close, Manchester, M13 9UR
5 Henshaw Close, Manchester, M13 9UR
8 Edgeview Walk, Manchester, M13 9WE
2 Edgeview Walk, Manchester, M13 9WE
2 Fulshaw Walk, Manchester, M13 9WD
1 Henshaw Close, Manchester, M13 9UR
6 Edgeview Walk, Manchester, M13 9WE
4 Edgeview Walk, Manchester, M13 9WE
6 Fulshaw Walk, Manchester, M13 9WD
4 Fulshaw Walk, Manchester, M13 9WD
16 Wadeson Road, Manchester, M13 9UG
14 Wadeson Road, Manchester, M13 9UG
12 Wadeson Road, Manchester, M13 9UG
10 Wadeson Road, Manchester, M13 9UG
2 Brownslow Walk, Manchester, M13 9UQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA