

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143553/FH/2025

Date registered valid: 4 August 2025

Proposal: Erection of a first floor front extension to form additional living accommodation.

Address: 67 Keyhaven Walk, Manchester, M40 7TQ

Ward(s): Harpurhey Ward

Applicant: Mr K Darweesh

Agent (if any): Mr D King NK Architectural

Case officer: Lea
Tel: 0161 227
Email: lea.joseph@manchester.gov.uk Joseph
3644

Recommendation: **Refuse**

Date of recommendation: **19 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 August 2025 Expired: 28 August 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 and area

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

67 Keyhaven Walk is located within a Radburn style estate with private roads and surrounding housing. The character of the blocks of houses is identical, with two storey houses that include front and rear gardens and outriggers that align and create a clear rhythm to the street scene. The character of the area has a clear architectural language and the visual coherence amongst the houses defines the estate.

The area is characterised by low-density residential development and extensive greenspace and planting. Surrounding uses generally consist of educational, and religious and cultural centres. Two major arterial routes—Rochdale Road and Queens Road—border the site.

Description of development

Permission is sought for the installation of a first floor front extension. The proposed extension would be sited on top of an existing front outrigger. The first floor addition would be finished in a brick to match the existing outrigger and would contain a flat roof. A window would be inserted into the north elevation. The extension would be visible from Keyhaven Walk, a public walkway that fronts Oldham Road.



Consultations & Notification Responses

Publicity

Letters have been sent to nearby residents. One neutral representation has been received. It can be summarised as follows:

- The Swift population in the UK is in decline. Due to this decline design that includes Swift bricks should be encouraged by the council with a condition if the application is approved.
- Details regarding the wording of the condition and references to local authorities that have adopted Swift bricks as a standard condition were also provided.

Policy

The policy considered relevant to the consideration of this application are as follows:

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

EN1

DM1 Development Management

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC1 Residential Extensions

Issues

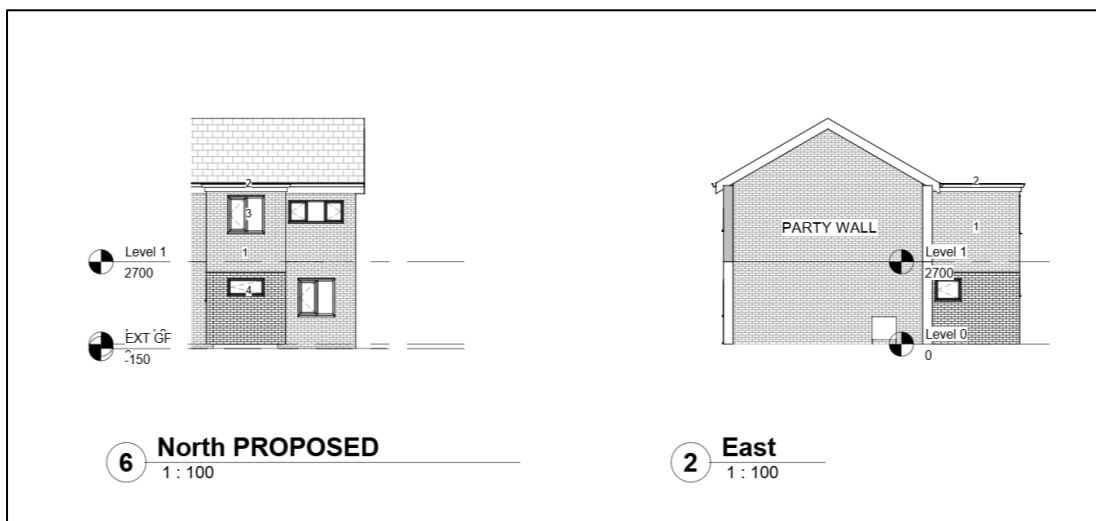
Principle of Development

Policy DC1.1 recognises many people prefer to extend and develop their existing homes to meet changing household needs. The principle is generally acceptable provided that there is no overriding, undue impact upon either the character of the property, on the overall appearance of the street scene and upon the residential and visual amenity of nearby residential occupiers. As required by the Saved Unitary Development policy DC1 matters of amenity, siting, scale, form, massing, materials and detail require consideration.

Design Issues – Visual amenity (design, massing appearance and scale)

Amongst the housing on the estate materials are uniform, each property consists of a lower storey in pebbledash material, an upper storey of render and a single storey, flat roof brick outrigger.

The character of area has a clear and distinct architectural language. There other extensions of this nature either approved or erected on this part of the estate.



Proposed extension

The erection of first floor extension to the existing front outrigger would disrupt the rhythm of the street scene thereby harming the character and visual amenity of the application property and surrounding area. This would have an unduly harmful impact to the visual amenity of the property and the surrounding area.

The extension would be visible from Keyhaven Walk, a public walkway that fronts Oldham Road. Saved policy DC1.3 (b) states that 2-storey extensions with a flat roof, particularly those which would be visible from the public highway would not be supported.

As the image below demonstrates, the first floor addition would form a two storey front extension to the property, and would clearly upset the rhythm of the outriggers which are formed along this highly visible section of the estate.

In addition, the inclusion of the flat roof would also be in direct contravention of saved policy DC1.3 (b) and further exacerbate the unattractive addition to the property.



View from Oldham Road

The extension would be finished in a red masonry brick to complement the lower element. The upper element of the existing property is render. Had the extension been acceptable, consideration would have been given with the applicant how the upper level of the extension should have been finished to ensure that it was appropriate to the existing property.

Residential amenity

The position of the outrigger would be close to the first floor bathroom window of the adjacent property (number 65). A kitchen window is located at ground floor. Although sited at first floor, it is not considered that the extension would have an overbearing or overshadowing impact on number 65. The orientation of the properties mean that the sun would primarily be on the southern side of the property throughout the day. Whilst there may be a margin change later in the afternoon, the northern side of the property is already largely in shade for most of the day, and given the use of the affected rooms as kitchens and bathrooms, any impacts would not be considered to be unduly harmful.

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: Refuse

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The applicant has been informed about the concerns and conflict with Council policy and the application has been determined in a timely manner.

Reasons for recommendation to refuse

- 1) The erection of the first-floor front extension by virtue of its siting, scale and appearance would disrupt the architectural appearance and character of the property and the surrounding area where the existing single storey outriggers form a clear rhythm and architectural style. In addition, the flat roof extension would be highly visible from the

public highway. The proposal would therefore have an unduly harmful impact on visual amenity and is therefore contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

71 Keyhaven Walk, Manchester, M40 7TQ
65 Keyhaven Walk, Manchester, M40 7TQ
8 Tarvington Close, Manchester, M40 7XP
69 Keyhaven Walk, Manchester, M40 7TQ
63 Keyhaven Walk, Manchester, M40 7TQ
61 Keyhaven Walk, Manchester, M40 7TQ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRAL