

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143395/FH/2025

Date registered valid: 8 July 2025

Proposal: Erection of a two storey front extension together with a part-single / part-two storey side and single storey rear extension following demolition of existing garage

Address: 28 Erica Drive, Manchester, M19 1NP

Ward(s): Burnage Ward

Applicant: Mrs Nabeela Shabbir

Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy

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

Recommendation: Approve

Date of recommendation: 20 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 July 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 July 2025 Expired: 11 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/building

Listed building: Not applicable

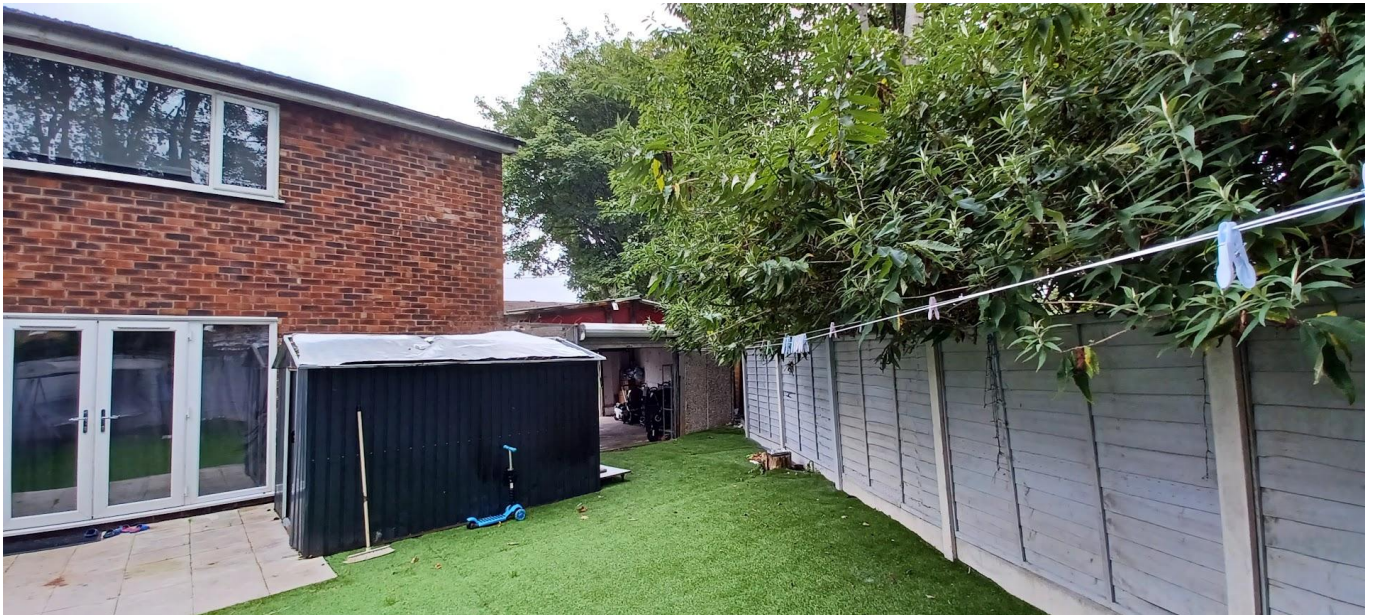
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of brown brick with a red concrete tile dual pitch roof. The property features white uPVC windows, a single storey front outrigger, a detached pebbledash garage to the side, a paved driveway to the front, and a detached outbuilding situated within the rear garden.







Description of area

Erica Drive is a residential street situated within the Burnage ward of Manchester, close to Fog Lane Park, Priestnall Sports Field, and Kingsway (A34). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a two-storey front extension together with a part-single / part-two storey side and single storey rear extension following demolition of existing garage.

Planning history

No previous history.

Consultations & Notification Responses

1 no. letter of objection was received from a **local resident**; the concerns are summarised as follows:

- The rear extension would hem neighbouring gardens in, impacting their character and levels of light.
- The extensions are significant and would double the capacity of the dwelling. This would generate an increase in noise and activity, to the detriment of the character of the area and residential amenity of neighbouring occupiers.
- Construction work associated with the proposal would impact traffic and noise levels in the area for an unreasonable length of time, to the detriment of residential amenity and home workers.
- Concerns relating to the proposal's impact upon trees, in close proximity to the works.

MCC's Arborist made no objection to the proposal, subject to the works adhering to the submitted method statement. All works must be carried out in accordance with BS:5837, and given the limited space on site, it would be worth the project manager having a toolbox talk with his team to go through the AMS.

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:

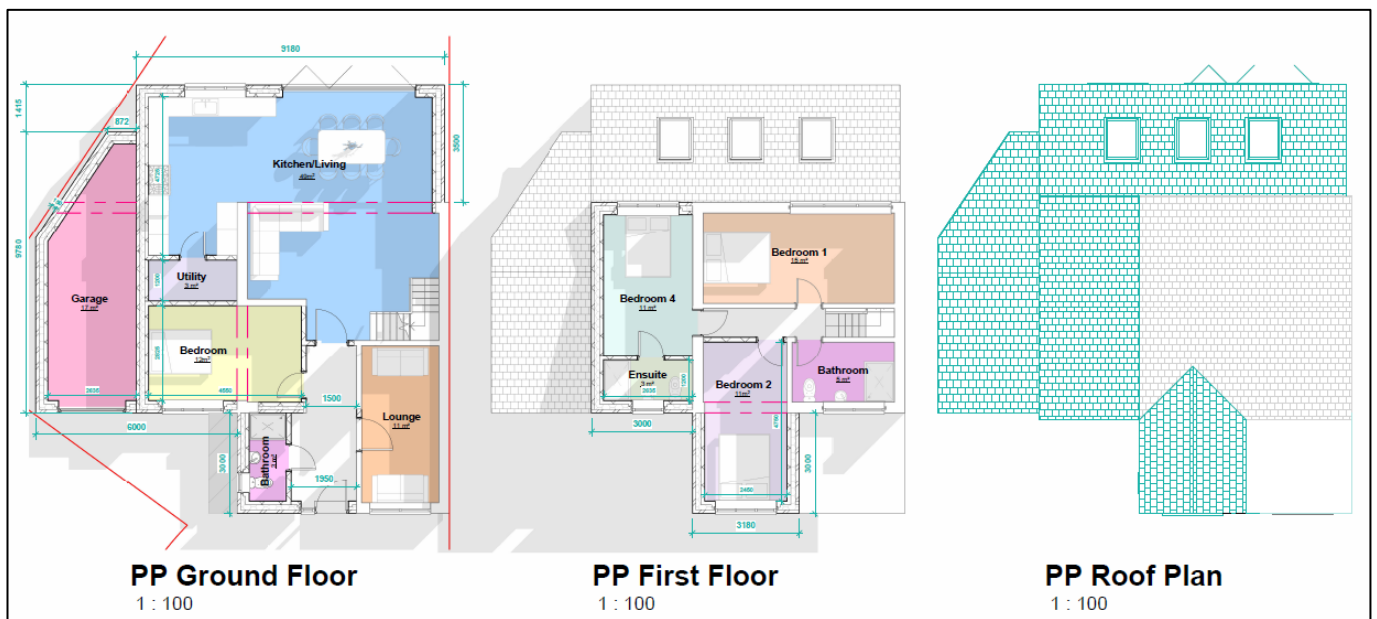
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

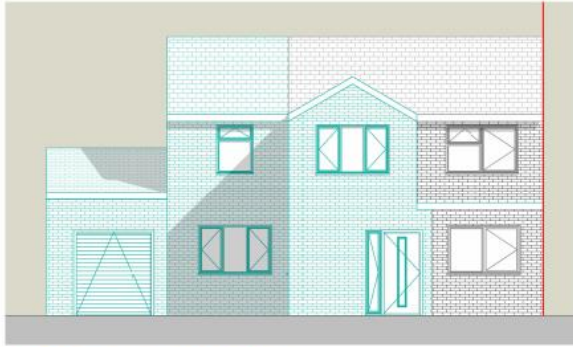
- Chapter 12 – Achieving Well-Designed Places

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

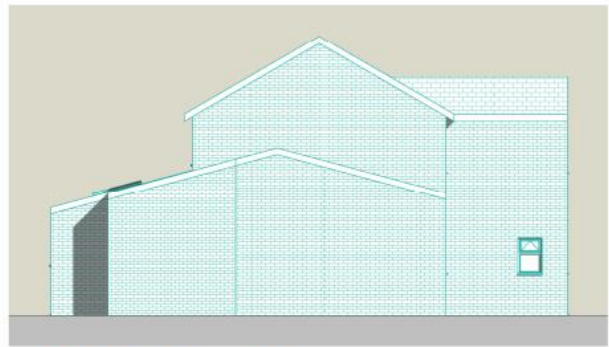


Submitted proposed plans



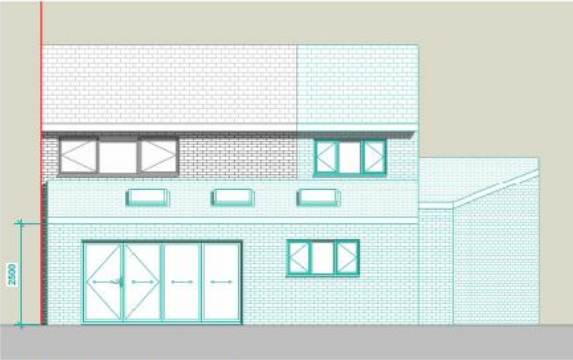
PP Front Elevation

1 : 100



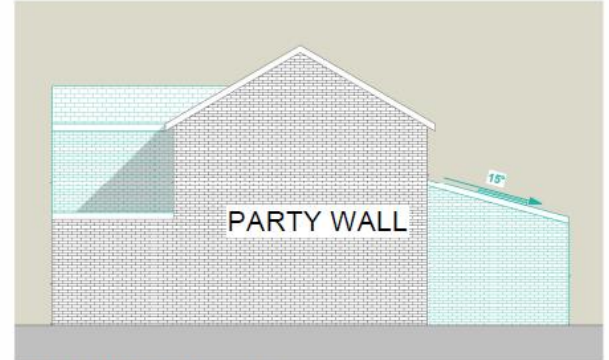
PP LHS Elevation

1 : 100



PP Rear Elevation

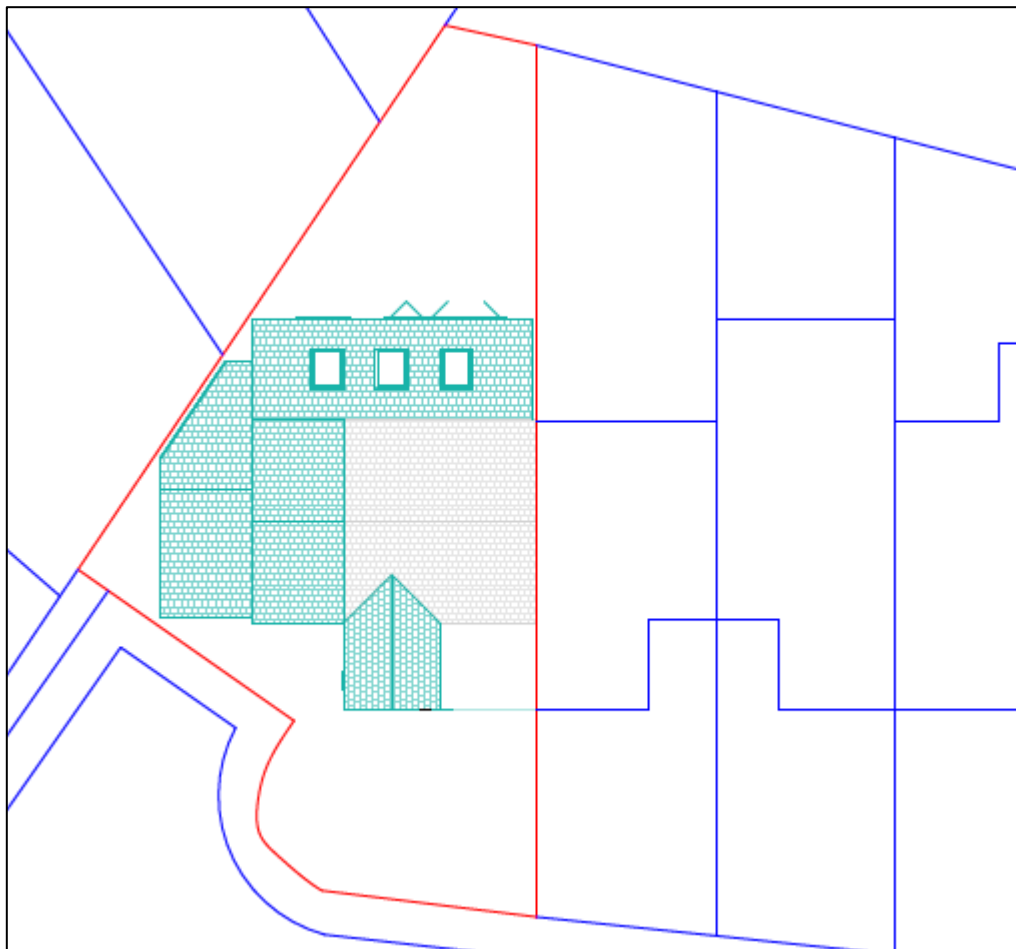
1 : 100



PP RHS Elevation

1 : 100

Submitted proposed elevations



Submitted proposed site plan

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 two storey front extension together with a part-single / part-two storey side and single storey rear extension following the demolition of an existing garage to provide additional living 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, trees, and parking.

Siting, scale, and massing – the extensions would be sited at the front, side, and rear of the property, facing northeast, northwest, and southwest, replacing the existing garage to the side.

At ground floor level, the side and rear element of the extension would project 3.5m rearwards from the host dwellinghouse, with a total length of 9.7m, a sideward projection of 6m, and a width to the rear of 9.18m. To the rear, it would feature a pitched roof with a height of 3.5m and an eaves height of 2.5m, whilst to the side it would feature a dual pitch roof with a height of 4m and an eaves height of 2.7m. It would be sited just off the boundaries shared with No.26 Erica Drive, No.32 Barcroft Road, and No.34 Barcroft Road. At first floor level, it would project sideways only, with a length of 6.2m, a width of 3m, and a dual pitch roof height of 6.9m (to match the existing roof) with an eaves height of 4.8m (to match the existing eaves). A gap of at least 3m would be maintained to the plot's northwestern shared boundary.

The two storey front extension would measure to 3m in length, 3.4m in width at ground floor level, 3.18m in width at first floor level, with a dual pitch roof height of 5.8m (set 1.9m below the existing ridge) with eaves to match the existing (4.8m in height). A gap of 3.1m would be maintained to the adjoining property (No.26 Erica Drive).

While the proposed extension would be considerable in scale, the spacious character of the application plot is such that it would be able to accommodate a development of this size without resulting in an unacceptable loss of amenity space. When viewed within the street scene, the front element of the extension would appear consistent with the character of existing extensions in the surrounding area, notably mirroring the front projection at No.22 Erica Drive (see below). This would effectively bookend the row of terraces and contribute to a sense of visual symmetry within the street, improving its overall cohesivity. Further to this, due to the property's siting at the head of the cul-de-sac, the side element of the extension is not considered to form an overly prominent feature within the locality given that it would be obscured from southerly views by the proposed front extension. Its matching roof and eaves height would also ensure that a blended appearance with the host dwellinghouse would be achieved. The single storey nature of the rear extension should ensure that it reads subserviently to the host dwellinghouse. Moreover, 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 extensions would be constructed of materials to match the existing dwellinghouse, including red brickwork, red roof tiles, and white uPVC framed windows and doors. At ground floor level, the side and rear extension would feature blank side elevations, 1no. window and a set of bi-folding doors to the rear, and an up-and-over garage door and 1no. window to the front. Its rear-facing roof slope would feature 3no. skylights. At first floor level, it would feature 1no. window to the front, 1no. window to the rear, and blank roof slopes. At ground floor level, the two storey front extension would feature 1no. window to its northwestern side elevation, and a window and door set to the front. At first floor level, it would feature 1no. window to the front with blank roof slopes.

Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene (e.g., from viewpoints along Erica Drive). However, as previously noted, the front element of the proposal is considered to enhance the visual cohesiveness of the terraced row by replicating the front addition present at No.22 Erica Drive, thereby introducing a balanced and symmetrical appearance to the street. The use of matching materials, sympathetic roof forms, and proportionate dimensions would ensure that the extensions integrate well with the host dwelling, avoiding any unduly harmful visual prominence. As such, the overall character and appearance of the property and its surrounding area would not be significantly harmed by the proposed works.

Residential amenity – it is acknowledged that local residents raised concerns in relation to the proposal's potential to detrimentally affect the residential amenity of the area, in terms of loss of light and introducing an overbearing feature / hemming in neighbouring gardens.

However, it is considered that the modest rearward projection (3.5m) and single storey nature of the rear extension should limit the degree of harm caused to the amenity of neighbouring dwellings, nor should it hem in any neighbouring gardens. Further to this, both the front and side element of the extension would be located away from neighbouring properties with adequate gaps maintained to the shared boundaries. As such, they should also not cause any harm in terms of loss of light, overshadowing, loss of outlook, or the introduction of an overbearing feature. It should also be noted that the application property is sited to the north/northwest of the adjoining dwelling, therefore the proposed extensions are unlikely to affect the path of light to No.26 Erica Drive. The extension would not feature any side facing windows in close proximity to the plot's shared boundaries, therefore, the privacy of neighbouring occupiers would be unaffected by the development. The extension would provide no further opportunities for overlooking than at present.

However, it is considered that the proposed rear extension, by reason of its modest 3.5m projection and single storey nature, would not result in any significant harm to the residential amenity of neighbouring occupiers. The scale and siting of the extension are such that it would not appear overbearing or result in an unacceptable sense of enclosure to adjacent gardens. Further to this, the front and side elements of the proposal are set away from neighbouring dwellings, with sufficient separation distances maintained to the plot's shared boundaries. As such, they should also not cause any undue harm in terms of loss of light, overshadowing, loss of outlook, or the introduction of an overbearing feature. It should also be noted that the application property is positioned to the north/northwest of the adjoining dwelling, No.26 Erica Drive, therefore the proposed extensions are unlikely to affect the path of light to that property. The absence of side-facing windows in close proximity to neighbouring plots ensures that the privacy of adjoining occupiers would be preserved, with no additional opportunities for overlooking introduced as a result of the development.

Use – it is acknowledged that local residents raised concerns in relation to the proposal's potential to intensify the use of the property, in terms of increasing occupancy with a resultant increase in the levels of noise disturbance and activity.

However, it should be noted that the proposal seeks to improve the standard of living accommodation for the property's occupiers by allowing the reconfiguration of the existing internal layout of the dwelling together with the provision of additional space as accommodated by the proposed extensions, which would result in an enlarged kitchen / living area, utility room, bedroom, bathroom and lounge at ground floor level and 3no. bedrooms and 2no. bathrooms are first floor level. This would result in a net increase of one additional bedroom at the property. Whilst this may lead to a modest intensification of residential activity, such an increase is considered acceptable given that the property would continue to function as a Class C3 dwellinghouse. The anticipated level of activity would not exceed that typically associated with a standard residential property. Further to this, it is noted that similar increases in occupancy could be achieved through extensions constructed under permitted development rights, without the need for planning permission.

Waste storage – the proposal would result in external access to the rear of the property being lost, meaning that bins would need to be stored to the front. In order to overcome harmful visual impacts associated with the bins' storage to the front, details of a screened bin store (able to accommodate 4no. 240L bins) have been provided on an updated proposed site plan. This has been conditioned accordingly.

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

Trees – it is acknowledged that local residents raised concerns in relation to the proposal's potential to have a detrimental impact upon nearby trees. However, MCC's Arborist made no objection to the proposal, subject to the works adhering to the submitted arboricultural method statement. It was indicated that all works must be carried out in accordance with BS:5837, and given the limited space on site, it would be worth the project manager having a toolbox talk with his team to go through the AMS. This has been conditioned accordingly.

Construction impacts – it is acknowledged that concerns were raised in relation to the proposal's impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act

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 drawings and documents:

'Proposed Plans (DR) A200', received by the City Council as Local Planning Authority on the 7th August 2025.

'Proposed Elevations (DR) A201', received by the City Council as Local Planning Authority on the 7th August 2025.

'Bin Store (DR) A206', received by the City Council as Local Planning Authority on the 7th August 2025.

'Arboricultural Method Statement to BS 5837: 2012', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Tree Survey to BS5837: 2012', received by the City Council as Local Planning Authority on the 23rd September 2025.

'Arboricultural Impact Assessment to BS 5837: 2012', received by the City Council as Local Planning Authority on the 23rd September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extensions, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Bin store details:

The proposed bin store, shown on the drawing labelled 'Bin Store (DR) A206', received by the City Council as Local Planning Authority on the 7th August 2025, shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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.

5) PD restriction (windows/doors):

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity, 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.

6) Tree protection during works:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

7) British Standard for tree work:

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

Informatives

1) Swift Bricks:

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

2) Tree protection during works:

All works must be carried out in accordance with BS:5837, and given the limited space on site, it would be worth the project manager having a toolbox talk with his team to go through the AMS.

Appendix 1 – List of consultees & neighbours notified

40 Barcicroft Road, Manchester, M19 1NS
32 Barcicroft Road, Manchester, M19 1NS
36 Barcicroft Road, Manchester, M19 1NS
30 Barcicroft Road, Manchester, M19 1NS
11 Erica Drive, Manchester, M19 1NP
24 Mobberley Close, Manchester, M19 1NN
26 Erica Drive, Manchester, M19 1NP
34 Barcicroft Road, Manchester, M19 1NS
28 Barcicroft Road, Manchester, M19 1NS
19 Erica Drive, Manchester, M19 1NP
17 Erica Drive, Manchester, M19 1NP
15 Erica Drive, Manchester, M19 1NP
7 Barcicroft Walk, Manchester, M19 1SJ
6 Barcicroft Walk, Manchester, M19 1SJ
42 Barcicroft Road, Manchester, M19 1NS
22 Mobberley Close, Manchester, M19 1NN
11A Erica Drive, Manchester, M19 1NP
38 Barcicroft Road, Manchester, M19 1NS
24 Erica Drive, Manchester, M19 1NP

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