MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142835/FO/2025
Date registered valid:	25 July 2025
Proposal:	Erection of a single storey extension together with elevational alterations
Address:	Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER
Ward(s):	Burnage Ward
Applicant:	Karl Harrison
Agent (if any):	Stratus9 Consulting
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations: Printed: 26 August 2025 Expired: 16 September 2025

Neighbour notifications: Printed: 26 August 2025 Expired: 16 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to Burnage Academy for Boys, a secondary educational institution, situated within the Burnage ward of Manchester.

Accessed off Burnage Lane, the site consists of a large part-two / part-three storey building with an internal courtyard to the north which houses the majority of its teaching facilities, enclosed sports pitches to the east, a warehouse-style building and enclosed sports pitches to the south, and a large, central grassed playing fields in addition to various hard and soft landscaping features.

The site is located in a predominantly residential setting and is bounded to the north by Green End Primary School, to the east by Burnage Lane and to the south and west by various residential properties, including semi-detached and terraced dwellinghouses.



Aerial view of application site with location of extension edged in red



View of northern elevation of application property



Description of development

The applicant is seeking planning permission for the erection of a single storey extension to provide additional space and facilities for an existing school together with elevational alterations (replacement of glazed cladding with white render at first floor level).

Consultations & Notification Responses

1 no. representation was received from 1 no. local resident in response to the application; the comments are summarised as follows:

- Little information has been provided in relation to the location of the extension within the school grounds.
- Little information has been provided for the reason why the extension is needed.
- If the extension were to increase student capacity, then this would exacerbate existing traffic and parking issues associated with the site as well as tensions with local residents.
- An increase in students would also contribute to physical and verbal altercations and anti-social behaviour.

MCC's Flood Risk Management requested a flood risk assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards be secured via condition.

Policies

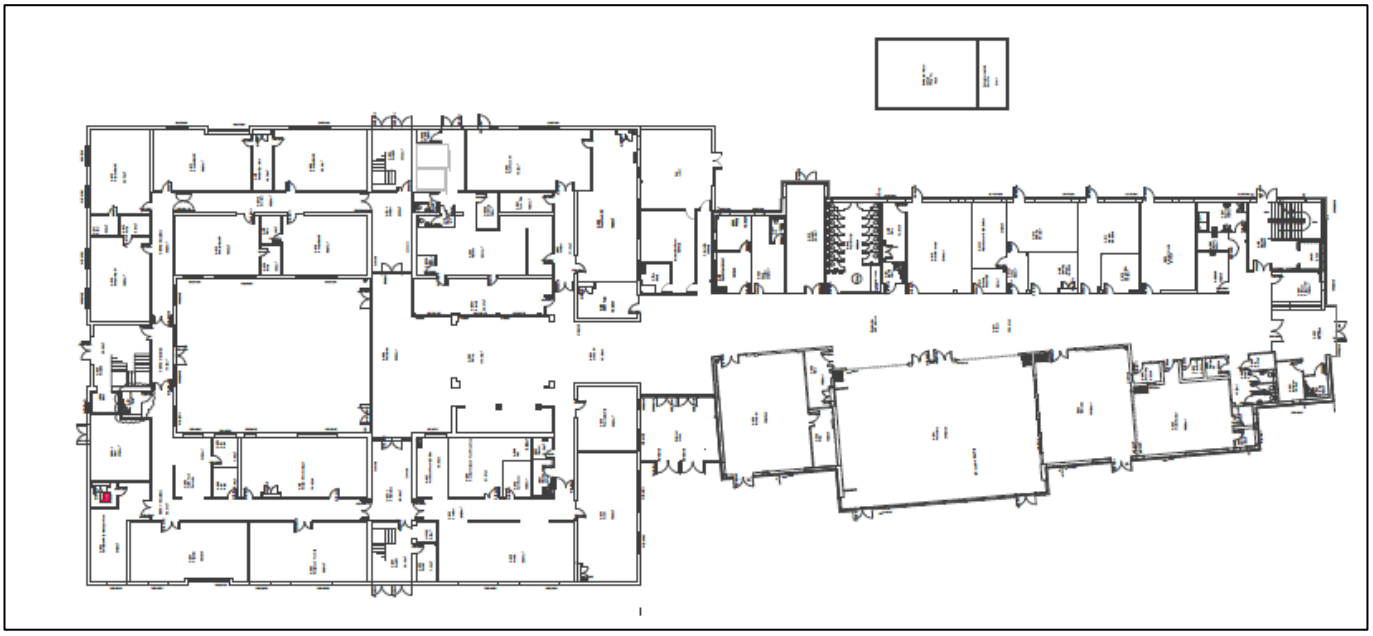
The following policies are considered relevant in the consideration of this application.

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
- Policy EN14 – Flood Risk

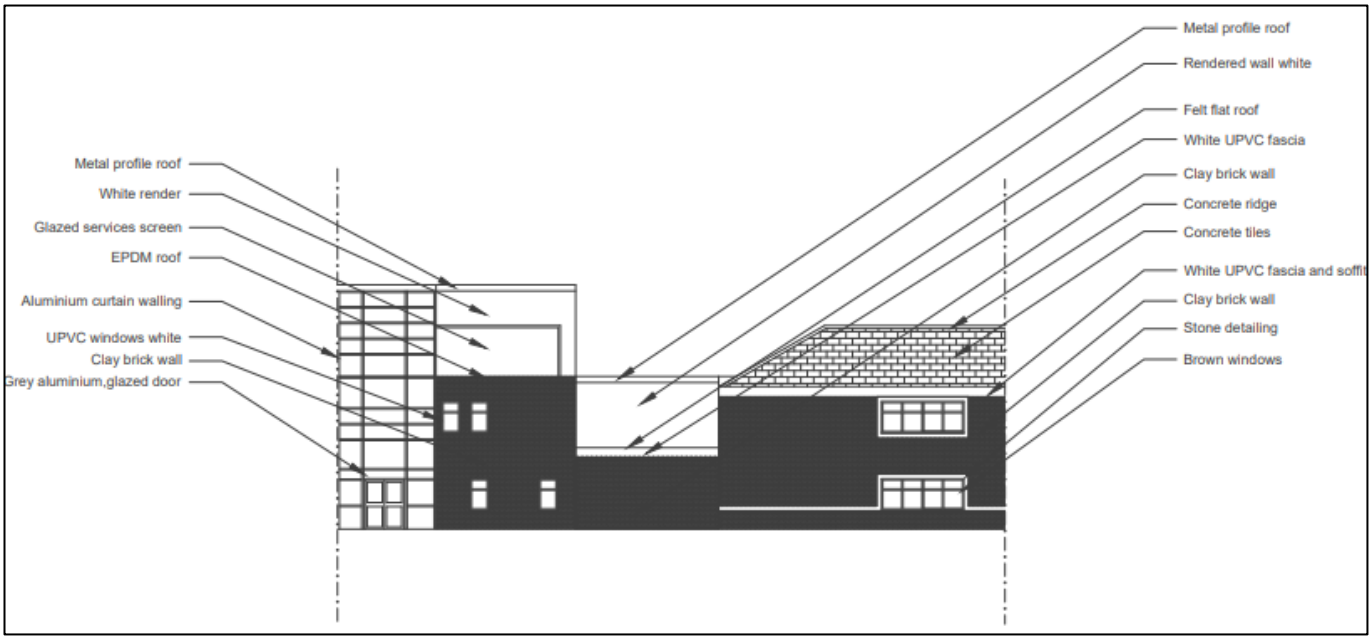
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

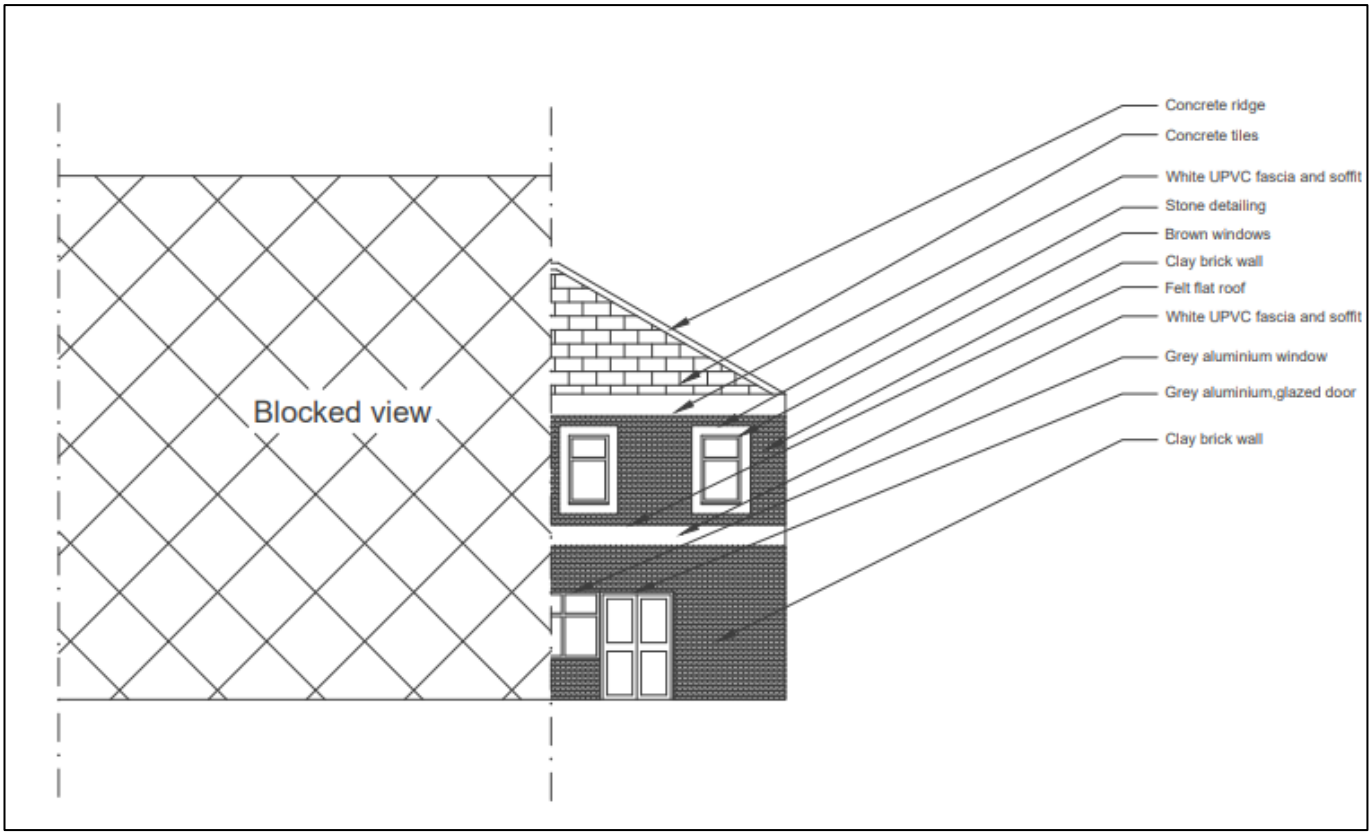
- Policy JP-P1: Sustainable Places



Submitted proposed ground floor plan



Submitted proposed north elevation



Submitted proposed east elevation

Issues

Principle – the principle of the proposal, to erect a single storey extension to provide an additional office space, intervention room, and teaching hub is acceptable given that this would improve the teaching facilities available at the school. However, whilst the general principle is accepted, further consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and highways impact.

Siting, scale, and massing – the single storey extension would be sited to the north of the school building, acting as an infill extension between the existing built form to the east and west. It would measure to 16.471m in length and 7.323m in width with a flat roof height of 4.038m. A gap of approximately 9.26m would be maintained to the site's northern boundary shared with the adjacent Green End Primary School.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site, would not introduce an overbearing presence into the locale (due to its siting approximately 70m away from residential properties) and would incur considerable public benefits as a result of its implementation, including improved teaching facilities at the school.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the extension would be built of red clay brickwork, a flat roof with felt covering, dark grey aluminium-frame windows and doors, with a white uPVC fascia and soffit. Its northern elevation would be blank, whilst its eastern elevation would feature a set of outward-opening doors and 1no. window. Its flat roof would be blank.

The proposal is considered to be relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the existing character and educational function of the school. Sited within the confines of the application site, away from the public highway and footpath, the proposal would not be highly visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area and should avoid forming a highly prominent/overly-dominant visual feature within this locale.

Moreover, it should be noted that any perceived visual harm caused as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved teaching facilities for the school and its users. The proposal is therefore considered to accord with policies DM1 and SP1 of the Manchester Core Strategy, as well as chapter 12 of the NPPF.

Residential amenity – the proposal is not believed to cause undue harm the residential amenity of neighbouring occupants as the proposed extension would be sited a significant distance away from the nearest residential properties (at least 70m). As such, the facility should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It should also be noted that any perceived harm caused to the residential amenity of the area as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved teaching facilities for the school and its users.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the existing refuse management and storage arrangements would be unaffected by the proposal.

Impact to highway and parking – it is acknowledged that concerns were raised in relation to the proposal's impact upon existing traffic and parking issues in the area.

However, the proposal would not result in a reduction in the availability of the site's parking spaces, nor is it considered to result in a substantial increase in the number of pupils or staff members on site given its limited size, providing 1no. office room (9 sqm), 1no. intervention room (35.45 sqm), and 1no. teaching hub (55 sqm). For these reasons, the proposal is not considered to give rise to unacceptable highways impacts in and around the area.

Use – it is acknowledged that concerns were raised in relation to the proposal's intended use. However, the planning submission demonstrates that the extension would accommodate 1no. office room (9 sqm), 1no. intervention room (35.45 sqm), and 1no. teaching hub (55 sqm). These facilities would not result in a substantial increase in the number of pupils or staff members on site given their limited size. The use of the extension is therefore considered acceptable.

Drainage / flood risk – the extension would not be located in either Flood Zones 2 or 3, however, would be located in an area of medium-high surface water flooding. MCC's Flood Risk Management reviewed the proposal and indicated that a flood risk assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards would need to be secured via condition. This has been conditioned accordingly.

Other matters – the proposal also includes the replacement of an area of glazed cladding located directly above the proposed extension with white render. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area. The section of white render would not be highly visible within the street scene or public realm due to its siting away from the public footpath and highway. It would also be sited at a considerable distance away from the nearest residential properties (approx. 70m).

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and highways as it complies with policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the NPPF, and policy JP-P1 of the Places for Everyone Joint Development Plan Document.

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 polices 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) 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) The development hereby approved shall be carried out in accordance with the following documents labelled:

'Proposed Ground Floor Layout', received by the City Council as Local Planning Authority on the 4th September 2025.
'Proposed Rear Elevation', received by the City Council as Local Planning Authority on the 25th July 2025.

‘Proposed Side Elevation’, received by the City Council as Local Planning Authority on the 25th July 2025.
‘Block Plan’, received by the City Council as Local Planning Authority on the 25th July 2025.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and documents listed under condition no.2 of this approval.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) No development shall take place until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Assessment of sources of flood risk.

- Details of Finished Floor Levels set in accordance with Standing Advice (either no lower than existing floor levels or 300mm above the estimated flood level).

- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Reason - To promote sustainable development and manage the risk of flooding, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

77 Green End Road, Manchester, M19 1LE
71 Green End Road, Manchester, M19 1LE
67 Green End Road, Manchester, M19 1LE
45 Green End Road, Manchester, M19 1LE
Green End Primary School, Burnage Lane, Manchester, M19 1DR
397 Burnage Lane, Manchester, M19 1DG
391 Burnage Lane, Manchester, M19 1DG
387 Burnage Lane, Manchester, M19 1DG
385 Burnage Lane, Manchester, M19 1DG
63 Broadlea Road, Manchester, M19 1ES
7 Sunnylea Avenue, Manchester, M19 1BU
91 Green End Road, Manchester, M19 1LE
85 Green End Road, Manchester, M19 1LE
420 Burnage Lane, Manchester, M19 1QQ
3 Fair Oak Road, Manchester, M19 1DT
School Bungalow, 418 Burnage Lane, Manchester, M19 1ER
67 Broadlea Road, Manchester, M19 1EG
4 Fair Oak Road, Manchester, M19 1FR
2 Fair Oak Road, Manchester, M19 1FR
405 Burnage Lane, Manchester, M19 1FG
399 Burnage Lane, Manchester, M19 1FG
433 Burnage Lane, Manchester, M19 1EA
431 Burnage Lane, Manchester, M19 1EA
1 Fair Oak Road, Manchester, M19 1DT
4 Pearn Road, Manchester, M19 1DS
424 Burnage Lane, Manchester, M19 1QQ
422 Burnage Lane, Manchester, M19 1QQ
61 Broadlea Road, Manchester, M19 1ES
59 Broadlea Road, Manchester, M19 1ES
57 Broadlea Road, Manchester, M19 1ES
9 Sunnylea Avenue, Manchester, M19 1BU
5 Sunnylea Avenue, Manchester, M19 1BU
20 Sunnylea Avenue, Manchester, M19 1BU
19 Sunnylea Avenue, Manchester, M19 1BU
18 Sunnylea Avenue, Manchester, M19 1BU
17 Sunnylea Avenue, Manchester, M19 1BU
15 Sunnylea Avenue, Manchester, M19 1BU
13 Sunnylea Avenue, Manchester, M19 1BU
11 Sunnylea Avenue, Manchester, M19 1BU
2 Pearn Road, Manchester, M19 1DS
43 Green End Road, Manchester, M19 1LE
41 Green End Road, Manchester, M19 1LE
395 Burnage Lane, Manchester, M19 1DG
389 Burnage Lane, Manchester, M19 1DG
383 Burnage Lane, Manchester, M19 1DG
427 Burnage Lane, Manchester, M19 1FG
403 Burnage Lane, Manchester, M19 1FG
401 Burnage Lane, Manchester, M19 1FG
93 Green End Road, Manchester, M19 1LE
89 Green End Road, Manchester, M19 1LE

87 Green End Road, Manchester, M19 1LE
83 Green End Road, Manchester, M19 1LE
81 Green End Road, Manchester, M19 1LE
79 Green End Road, Manchester, M19 1LE
75 Green End Road, Manchester, M19 1LE
73 Green End Road, Manchester, M19 1LE
69 Green End Road, Manchester, M19 1LE
65 Green End Road, Manchester, M19 1LE
63 Green End Road, Manchester, M19 1LE
61 Green End Road, Manchester, M19 1LE
59 Green End Road, Manchester, M19 1LE
57 Green End Road, Manchester, M19 1LE
55 Green End Road, Manchester, M19 1LE
53 Green End Road, Manchester, M19 1LE
51 Green End Road, Manchester, M19 1LE
65 Broadlea Road, Manchester, M19 1EG
441 Burnage Lane, Manchester, M19 1EA
439 Burnage Lane, Manchester, M19 1EA
437 Burnage Lane, Manchester, M19 1EA
435 Burnage Lane, Manchester, M19 1EA
429 Burnage Lane, Manchester, M19 1EA
49 Green End Road, Manchester, M19 1LE
47 Green End Road, Manchester, M19 1LE
393 Burnage Lane, Manchester, M19 1DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA