MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143073/FH/2025
Date registered valid:	30 May 2025
Proposal:	Erection of two storey side extension and rear dormer extensions to form additional living accommodation
Address:	176 Cornishway, Manchester, M22 1WN
Ward(s):	Woodhouse Park Ward
Applicant:	Mr.Tobias Singh
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 23/07/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: July 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 9 June 2025 Expired: 20 January 2026

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
The property that is the subject of this householder application is identified as 176 Cornishway. It is a brick built two storey semi-detached dwellinghouse in the Woodhouse Park ward of Manchester. The property has the benefit of in curtilage parking with a hardstanding to the front of the property and garden areas to the side, front and rear. The property is currently a 4-bedroom property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

PLANNING HISTORY
ENF/07548/07
Description: Enforcement Enquiry - Erection of a fence
Decision: Not expedient to take action - closed 22/05/2007

Description of area
The proposal is in a mostly residential part of the Woodhouse Park ward of Manchester. Woodhouse Park Children's Centre is located on the northern boundary with Ringway Primary school beyond that. To the south of the site to the opposite side of Cornishway is the red beret public house.

Description of development
The proposal is for the erection of a two-storey side extension with two separate dormer extensions to the rear. One of the dormers will be located within the existing roof slope, with the second being in the roof slope of the two-storey side extension. The additional living space created will be:
Ground floor- Living room

First floor - Master bedroom with en-suite
Loft-2 bedrooms, study room and shower room.
The proposed two storey side extension projects 3037.5mm from the existing side elevation and runs 6440mm from a 100mm set back to the principal elevation. The proposed side extension will be finished in materials to match the existing property in brick and with a tiled gable end roof.

Rear dormer extensions
The proposed rear dormer extensions would sit within the main roofline and the roofline of the proposed side extension. The dormer was initially one large dormer however it was considered that this resulted in essentially a third floor and the bulk needed splitting. Revised plans were negotiated that broke the dormer into two separate extensions and removed the dormer from the area of roof where it abuts the party wall with the adjoining property. The roof dormers are finished in hanging tiles to match the existing and proposed roof slopes.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Policies

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
o DM 1 - Development Management
o SP 1 - Spatial Principles
o EN 1 - Design Principles and Strategic Character Areas
o EN 8 - Adaptation to Climate Change
o EN 14 - Flood Risk
o EN 16 - Air Quality
o EN 18 - Contaminated Land and Ground Stability
o EN 19 - Waste
o Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
o DC1 - Residential Extensions
o DC26 - Development and Noise
o The National Planning Policy Framework (The NPPF last amended December 2024) - This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
o Section 4 - Decision-making
o Section 12 - Achieving well-designed places

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

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 significant weight in the planning balance.
The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues
Principle of the Proposal
The principle of extending a residential property in an established residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposals impact upon existing levels of residential amenity, which in turn should be balanced against the improvements for the occupant.

Residential Amenity
The application site comprises of a two- storey semi-detached property within a predominantly residential area of Woodhouse Park. It is neither listed nor in a conservation area. The site has gardens to the front, side and rear with pedestrian and vehicular access being taken off Cornishway. Low level double gates lead to an existing hardstanding to provide one in curtilage parking space. The semi-detached properties sit at an angle to the next set of neighbouring properties with the proposal site being the very end property in the row. As such the siting of the two- storey side extension does not impact upon those neighbouring properties. There is no issue from loss of privacy or overlooking. There is an established tree lined boundary along the side of the property and a rear 1.8m timber panel fence as a rear dividing boundary. With regards to the dormer extensions, there would be no greater view afforded from them than currently exists from the windows to the first floor in the rear elevation. There would be sufficient amenity space retained for the occupants of 176 Cornishway post development.

It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the occupants of the neighbouring properties due to the orientation of the properties and their relationship to each other.
The windows are mainly located in the front and rear elevations overlooking the applicants own garden area. There are three small secondary windows in the side gable elevation, however there are no properties along that boundary, with it being the footpath through to the centre that runs adjacent to the house. The views into and out of this window would be screened due to the dense high tree cover.

With regards to the occupants of the adjoining half of the proposal property at number 174 Cornishway, as the extension projects no further rearward or forward than the existing building lines, the extension would not be highly visible within their sightlines. The extension is in line with the existing dwellinghouse to the rear, and to the ridge, with a small set back from the property frontage, this is acceptable as the proposed development would not result in terracing.

The proposal enables the applicant to increase the footprint to provide additional accommodation to meet changing household needs.

Visual Amenity
The proposed extension would be constructed in matching materials to the host property and would assimilate well with the existing fabric. The aesthetics of the existing property would not be impacted, and the proposed extension reflects the design of the dwellinghouse and those

within the immediate area. It is not considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, the property itself nor the character of the area within which it is located. The proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing
Following negotiations and receipt of revised drawings, the siting scale and massing of the proposed extensions are considered acceptable. The extension proposed on the side in this location has the least impacts on the neighbouring properties, it sits at an angle to number 174 Cornishway and introduces no development into the rear garden area leaving this uncluttered. It is of a relative scale when viewed in the context of the host property and other properties within the estate.
It presents as an acceptable addition and is not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance
The proposed extensions would complement the original aesthetic of the property in that the materials and the fenestration would match that of the main dwellinghouse. It is considered that the proposal is acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and balance the design is considered acceptable.

Trees
There is dense tree cover to the western boundary, however, all the trees sit outside of the site edged red and the proposal does not impact upon those trees.

Disabled access
The proposal would not have a detrimental impact level access would be provided.

Bins
The proposal has no impact on the current waste management. There is sufficient space to the western boundary to bring the bins around to kerbside on collection day.

Parking
Car parking is not affected by this 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 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. Revised plans were received addressing issues raised, and the proposal is now considered to be acceptable and therefore determined within a timely manner and in accordance with both local and national policies.

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) Specified plans
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 04 Jun 2025
b. Drawing - Location Plan 30 May 2025
c. Drawing NA P02 Rev B -Proposed Floor Plan - 23rd July 2025
d. Drawing - NA P03 Rev B Existing & Proposed Elevations- 23rd July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3) Specified materials
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4) Obscured glazing
Before first occupation the windows in the first floor and loft of the side elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

174 Cornishway, Manchester, M22 1WN
178 Cornishway, Manchester, M22 1WL
Flat At, Red Beret Hotel, Cornishway, Manchester, M22 1PB
Woodhouse Park Sure Start, Dinmor Road, Manchester, M22 1NW
Ringway Primary School, Rossett Avenue, Manchester, M22 0WW
Red Beret Hotel, Cornishway, Manchester, M22 1PB
121 Cornishway, Manchester, M22 1PB
119 Cornishway, Manchester, M22 1PB
172 Cornishway, Manchester, M22 1WN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA