

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143724/FH/2025
Date registered valid: 13 August 2025
Proposal: Erection of a 3 storey side extension.
Address: 1A Haveley Road, Manchester, M22 8FD
Ward(s): Northenden Ward

Applicant: Mr Benjamin Isba
Agent (if any): Mr James Hyde
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25th September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19th September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 August 2025 Expired: 12 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

The property that is the subject of this householder application is a three- storey red brick end town house with grey tile roof. The third floor is set partially within the roof-space. It is identified as number 1A Haveley Road. It is in use as a single family dwellinghouse. It has gardens to the front, side and rear. To the front is a 1.8m high decorative railing fence that runs around the whole terrace, with timber panel close boarded fencing running around the side and rear boundary and as a rear sub divider between gardens. Whilst there are individual gardens to the frontage, these are all open plan. To the far west of the site is the M56 motorway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature comprising of a mix of house types from terraced townhouses to semi -detached properties and purpose-built flat developments.

Description of development

The proposal is for a three- storey side extension to create additional living accommodation. The accommodation created would comprise of a large open plan lounge and kitchen /diner to the ground floor, this includes reconfiguration of the existing ground floor accommodation. To the first floor would be two additional bedrooms and to the second- floor enlargement of the master bedroom with an en-suite. The extension would be set down from the existing ridge and slightly set back from the existing front building line. This mirrors the property at the other end of the terrace. There are two windows proposed in the western elevation which serve the bathroom and additional bedroom, and the remainder of the windows are in the front or rear elevation.

Consultations & Notification Responses

Local residents were informed- One representation has been received requesting that thought is given to the installation of swift boxes into the new development to help with declining numbers of swifts. An informative to that effect will be attached to any consent granted.

Issues

Policies & Principle

Summary of relevant Policy

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 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.

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 three- storey semi-detached property that sits at the end of the terrace of townhouses within a predominantly residential area of Northenden. It is neither listed nor in a Conservation Area. The site has gardens to the front, side and rear, with pedestrian access being taken off Haveley Road. The front boundary is a visually permeable 2-metre-high railing and the front gardens to all the properties remain open plan behind the front boundary. The properties along both Haveley Road and Greenwood Road sit on staggered front building lines. The property at 187 Greenwood Road presenting its gable to the rear and side of number 1 Haveley Road. The proposal site is the end property at the junction. As such the siting of the three- storey side extension does not impact upon those neighbouring properties. There is no issue from loss of privacy or overlooking. There is an established 1.8m timber panel fence as a rear dividing boundary, which also runs along the side boundary behind the railings to the western boundary. There would be no greater view afforded from the windows in the rear elevation than currently exists from the windows in the existing rear elevation. There would be sufficient amenity space retained for the occupants of 1A Haveley Road 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 two small secondary windows in the side gable elevation, however there are no properties along that boundary, with it being the wide footpath that runs adjacent to the house.

With regards to the occupants of the adjoining half of the proposal property at number 1B Haveley Road, 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 is set down slightly from the existing ridge, with a small set back from the property frontage, this is acceptable as the proposed development reflects the property at the other end of the terrace with the new extension book ending the terrace.

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

The design of the extension is considered, and the siting scale and massing of the proposed extension is considered acceptable. The extension proposed on the side in this location has the least impacts on the neighbouring properties, it is not highly visible from number 1B Haveley

Road, sits at an angle to number 187 Greenwood Road, 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 on balance the design is considered acceptable.

Trees

There are established mature trees within the grass verge that runs alongside on Greenwood Road to the west; 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, as there is none within the area of the extension, although there is a parking court to the rear of the properties on Greenwood Road, however it is not clear if any of the spaces are for the townhouses on Haveley Road. There is ample space on street for parking and there are no TRO's within the immediate area restricting the parking.

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

DRG00 Location Plan uploaded 13th August 2025

DRG01- Proposed Site Plan uploaded 13th August 2025

DRG03- Proposed Floor Plans uploaded 13th August 2025

DRG04 Proposed Elevations uploaded 13th August 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) The materials to be used on the external surfaces hereby permitted shall match those on the relative elevations in type, size, colour, and texture including mortar and patching in.

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) Before first occupation the windows in the western elevation to the first and second floor that serve the bathroom and bedroom respectively 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.

5) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Informative

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Designing for and installing Swift bricks into the fabric of the new building during the construction phase is easy, inexpensive, and will last the lifetime of the building. In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2- 4 nest chambers should be provided per suitable house. This approach is supported by published guidance from the Royal Institute of British Architects and the Chartered Institute of Ecology and Environmental Management and NHBC all of which provide clear and detailed guidance on how and where to install bricks.

Additionally, if proposed, integral Swift bricks must be fitted in accordance with the specifications of BS 42021:2022 - Integral nest boxes. Selection and installation for new developments. Specification.

Appendix 1 – List of consultees & neighbours notified

1C Haveley Road, Manchester, M22 8FD
Flat 3, 191 Greenwood Road, Manchester, M22 8HB
Flat 2, 191 Greenwood Road, Manchester, M22 8HB
Flat 1, 191 Greenwood Road, Manchester, M22 8HB
1B Haveley Road, Manchester, M22 8FD
187 Greenwood Road, Manchester, M22 8BF

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA