MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142961/FH/2025
Date registered valid:	18 June 2025
Proposal:	Erection of single storey front, side and rear extension
Address:	15 Shackliffe Road, Manchester, M40 5QT
Ward(s):	Charlestown Ward
Applicant:	Zafar
Agent (if any):	Mr Karim
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8 August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 July 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 June 2025 Expired: 21 July 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: No

Tree Preservation Order: No

The application site relates to 15 Shackliffe Road within the north Manchester ward of Charlestown. The application site relates to a semi-detached, hipped roof, red brick dwellinghouse siting within a triangular plot, with a pinch point to the rear of the site. The property sits close to the cul-de-sac of Hillbrook Avenue. At the time of the site visit, the property was being cleared. Amenity space is available to the front, side and rear of the applicant site, with an off street parking space situated against the shared boundary with 11a Shackliffe Road, including a detached garage. A rear conservatory was sited in the garden at the time of the site visit.

Description of area

The surrounding area is residential in nature. Broadhurst Park is sited further south of the applicant site.

Description of development

The application seeks consent for the erection of single storey front, side and rear extension. The form of the extension is informed by the existing two storey flat roof extension to the side of the property. The proposed extension wraps into the existing extension. The front porch would project 1.5 metres beyond the primary building line, the side extension would have a width of

1.5 metres and the rear extension would extend 3 metres beyond the existing rear building line, following the removal of the existing conservatory.

The proposal would create a new entrance, office, WC and enlarged kitchen and living space.

The proposal would involve the insertion of a door and two associated windows within the front porch, 3 top opening windows within the side elevation and a further window and sliding doors within the rear elevation. The roof form proposed would be hipped.

Materials to be used throughout the extension have been listed as:
-new brick and new roof tiles to match existing
-double glazed UPVC windows.

Negotiations during the Course of the Application

During the course of the application, concern was raised as the initial scheme resulted in a side extension which look contrived and awkward next to the existing two storey side extension. The agent provided a revised scheme where the windows better matched the existing windows in terms of size. The agent agreed to a condition for materials to be agreed prior to above ground works, to ensure a good quality brick match between the proposed extension and existing two storey side extension.

Inaccuracies within the plans were addressed during the course of the application.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received during the course of the application.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;

d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

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. 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 full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey front, side and rear extension. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

As a result of the proposal, the extension would come closer to 11a Shackliffe Road than is currently the case. Both properties sit within irregular plots and so do not run adjacent to one another. The extension proposed would face in a southerly direction towards the pinch point to the south and common boundary with no.11a. Due to both property’s detached garages, the proposed extension is not considered to give rise to an overbearing feature. 3no. windows are to be inserted in the side elevation of the host property. However, due to the distance separating the properties, they would not give rise to adverse privacy implications to no.11a Shackliffe Road. One window would relate to a bathroom and a condition would be attached to

any approval granted restricting the condition to be obscure glazed. No loss of light implications would be caused to this neighbour.

The extension to the rear would be sited close to the shared boundary with adjoining property no.1 Hillbrook Avenue. As existing, the property experiences the existing 2.5 metre conservatory and the neighbour benefits from a 6 metre rear extension. As such, the neighbour would not feel the proposed rear extension and so the rear extension proposed would not give rise to any adverse amenity implications. The proposal would be evident from within the streetscene of Shackliffe Road. However, it is not considered the proposed front porch with a forward projection of 1.5 metres would create an overbearing feature to no.1 Hillbrook Avenue given the small nature of development and set off the boundary.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. A condition would also be attached to any approval granted to ensure no windows or doors are inserted beyond those approved by this consent. A condition would restrict the 1no. WC window to be inserted in the side elevation to be obscure glazed.

Design and Appearance

The proposed extension utilises the existing form of the existing two storey flat side extension to dictate the proposed built form. Concern was raised during the course of the application that the proposed lean to extension would look awkward and contrived next to the existing development. It is noted that the existing two storey flat roof structure is not particularly attractive and having a flat roof extension would not be considered to create overall a successful development. As such, the window sizes within the side elevation were amended to better relate to the windows within the two storey extension to create a more uniform feel to the elevation. Further, whilst some materials have been listed, a material condition requesting sight of the materials would be attached to the decision notice of any approval granted to ensure the LPA can be confident the proposed brickwork would match the existing along the elevation. On balance and with the use of conditions and amendments to window patterns, the design of the proposal would not be so harmful to warrant a refusal on the scheme.

Further, the rear extension would have a 3 metre projection and so is considered proportionate and would ensure compliance with Policy DC1.3 which states rearward projections would not exceed 3.65 metres.

Car Parking

No change to car parking provision would occur as a result of the proposal.

Bin Storage

No change to bin store provision would occur as a result of the 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and additional information has been supplied as requested during the course of the application. Appropriate conditions have been attached to any approval granted.

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:
-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 15 May 2025.
-Application Form, stamped as received by the City Council as Local Planning Authority on 18 June 2025.
-Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 4 August 2025.
-Drawing- Proposed- GF Plan Rev B, stamped as received by the City Council as Local Planning Authority on 7 August 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) Notwithstanding the details as approved within condition 2, prior to any above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Before first occupation, the WC window to be inserted in the side elevation of the proposal as shown on the approved ‘Drawing- Proposed- GF Plan Rev B’, stamped as received by the City Council as Local Planning Authority on 7 August 2025, 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.

The window shall be top opening only and shall remain so in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

11A Shackliffe Road, Manchester, M40 5QT
4 Wortley Grove, Manchester, M40 5GS
16 Shackliffe Road, Manchester, M40 5QS
14 Shackliffe Road, Manchester, M40 5QS
3 Hillbrook Avenue, Manchester, M40 5QN
1 Hillbrook Avenue, Manchester, M40 5QN
6 Wortley Grove, Manchester, M40 5GS
12 Shackliffe Road, Manchester, M40 5QS
10 Shackliffe Road, Manchester, M40 5QS
2 Wortley Grove, Manchester, M40 5GS

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: NORTH AREA