MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142238/FH/2025
Date registered valid:	3 March 2025
Proposal:	Part retrospective application for part single, part two storey front, side and rear extensions.
Address:	8 Shawdene Road, Manchester, M22 4BU
Ward(s):	Northenden Ward
Applicant:	Mohammed Asim Qayyum
Agent (if any):	Farhan Rama, Archirama Ltd
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**11 July 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 April 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 March 2025 Expired: 25 March 2025
Printed: 30 April 2025 Expired: 15 May 2025
Printed: 30 June 2025 Expired: 10 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

The application relates to a large two-storey detached residential dwellinghouse (C3) of brownish red brick with a hipped roof and a catslide element over a single storey integral garage to the side. The generous plot includes a driveway and front and rear gardens. Boundary treatment consists of close boarded timber fences around the side and rear boundaries, albeit with the exception of the side wall of the part demolished car port along the northern common boundary.



A series of unauthorised works have been undertaken at the application property, which have undergone investigations from MCC Planning Enforcement and Building Control colleagues, including the following:

- Installation of new front boundary wall (now reduced to 1m PD compliant height)
- Development not built in accordance with the approved drawings attached to planning permission (ref:139859/FH/2024)

At the time of the site visit 22/04/2025, the applicant has undertaken the requested demolition of dangerous and non-compliant work required by MCC Building Control.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Shawdene Road is residential in nature and comprises of large detached and semi-detached dwellinghouses with generous garden plots of a similar character, located within the Northenden ward. The area benefits from its proximity to the district centre, Wythenshawe Park and the M56 motorway.

Description of development

The proposal seeks permission for the erection of part single storey, part two storey front, side and rear extensions.

Internally the proposal would create a garage, utility room, open plan kitchen/dining/living room at ground floor, additional bedroom (1) and principal bedroom (5) with ensuite and walk-in dressing room at first floor and additional storage room at second floor level, see fig 2.

Fenestration is proposed in the front, side and rear elevations at ground and first floor. All additional side windows would be obscure glazed and none opening above 1.7m, 1no. ground floor and 2.no first floor. A single GF access door is proposed to the north facing side elevation to serve the internal garage. Five rooflights are proposed in the roofscape to the front, side and rear.

Proposed materials would match existing.

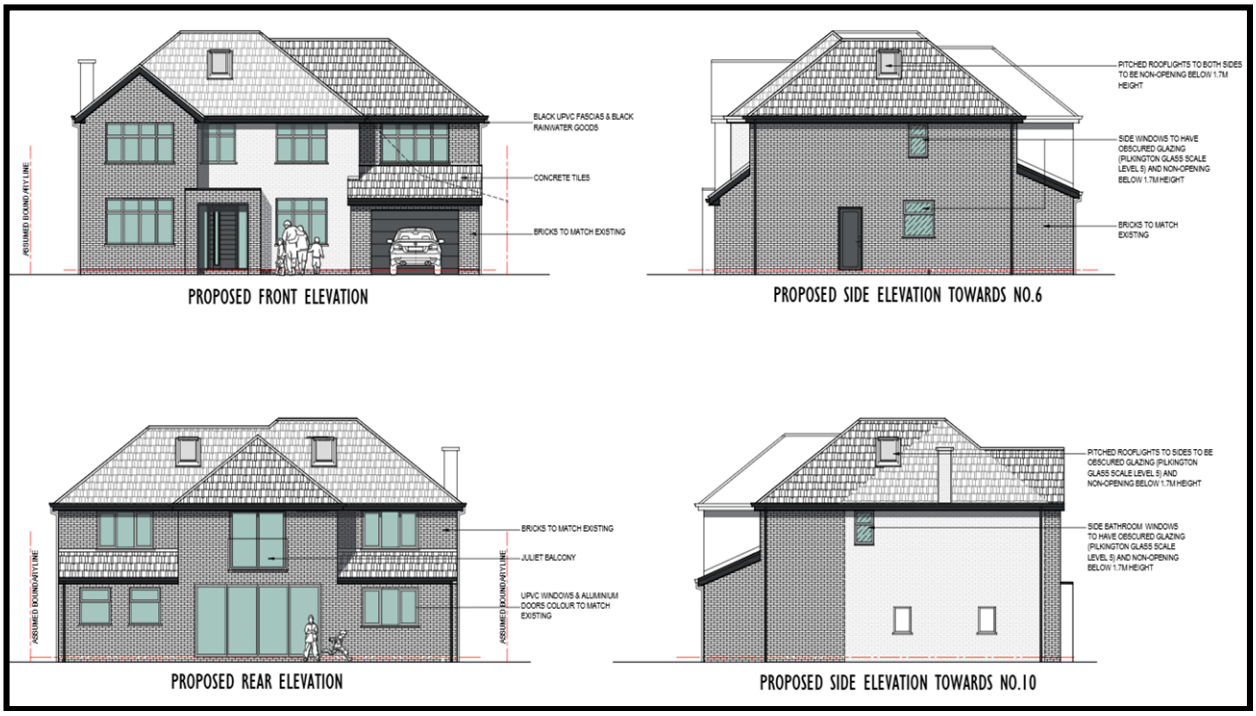


Figure.1: Proposed elevations (Revision F)



Figure.2: Proposed floor plans (Revision F)

Consultations & Notification Responses

Local responses

Seventeen letters of representation were received from 4 local residents raising the following concerns, which will be addressed in the appraisal.

Material planning considerations – addressed in amenity chapters

- Impact on Visual amenity / Design is not considered congruent/in-keeping with surrounding properties & neighbourhood
- Excessive scale of development / Overdominance impacts
- Loss of light / Overshadowing impacts (due north and south)
- Loss of privacy / Overlooking impacts (to sides and rear)
- Destruction of natural vegetation

- Proposed skylights in new roofs will be unacceptably closer to the adjoining properties than the skylight in the existing (former and un-extended) house.
- Proposal will set a precedent in the local area
- Front boundary wall remains rendered and in unkempt state
- The amended plan (Rev E) to pull the corner rooms back 2m does not reduce the overall profile of this planned second storey extension as the sun passes
- Proximity of proposed development to boundaries
- Commencement of works started on site – LPA notified June 2025

- Deviation from submitted plans & construction of the retrospective rear second story has already commenced – *Demolition of these unauthorised structures have been undertaken by request of MCC Building Control.*
- Replacement boundary treatment not addressed in plans – *A pre-occupation planning condition will be imposed requiring details of this boundary treatment to be supported and approved in writing by the LPA prior to occupation of extensions.*
- Rendering shown on revised plans – *No render is proposed under revision F.*
- Parking provision on site should be increased, due to existing problems on Shawdene Road – *2 off-street parking spaces are illustrated on plans which meet the Council's parking requirement.*
- Concern over potential HMO use – *The application has been submitted under C3 use class and no change of use proposed.*
- Why are 5 rooflights proposed to the loft if intended to be used only as storage space – *The agent has confirmed via email this area is to be used as storage for the applicant.*

Not material planning considerations – addressed below and in other matters chapter

- Unsafe working environment on site – *Future development on site will be overseen by Building Control site inspections.*
- Quality of workmanship of works previously undertaken – *Future development on site will be overseen by MCC Building Control site inspections.*
- Any external lighting to the proposed rear elevation should be uplighting only – *this element would not require planning consent.*
- The application is requested to be determined at Planning Committee – *this revised application meets the threshold to be determined through delegated powers.*
- Party wall considerations – *this is a private civil matter.*
- Proposal will devalue neighbouring properties – *this is not a material planning consideration.*
- Burning of waste materials & pollution – *this in an Environmental Health matter.*
- Antisocial working hours and noise – *this in an Environmental Health matter.*

Consultee responses
None

Relevant Planning History

At the application site –
139859/FH/2024 – Erection of part single, part two storey side extension, front porch, single storey rear extension and installation of rear dormer. Approved 14.06.2024. *Unauthorised development implemented and removed.*

Enforcement case

ENF/15907/24: Development not built in accordance with the approved drawings attached to planning permission (application ref:139859/FH/2024) – case closed.

141574/FH/2024 – Erection of part single, part two storey side extension, two storey front extension, single storey front porch, two storey rear extension and installation of rear roof dormer. Withdrawn 30.01.2025.

At 10 Shawdene Road –

129322/FH/2021 – Erection of a single storey rear extension and a part single/part two storey side extension to form additional living accommodation. Approved 07.04.2021.

At 12 Shawdene Road –

123058/FH/2019 – Erection of a two storey side extension and single storey rear extension to form additional living accommodation. Approved 26.06.2019.
122131/FH/2018 – Erection of two storey side extension including front and rear elevational alterations. Refused 07.02.2019.

At 14 Shawdene Road –

072718/FH/2004/S2 – Erection of a two storey side and rear extension and front porch following demolition of existing garage. Approved 27.08.2004.

History of negotiations

At the time of submission retrospective works undertaken on site were under investigation by MCC Enforcement and Building Control departments, due to the deviation from approved plans (ref:139859/FH/2024) and quality of building work evidenced on site.

MCC Building Control confirmed via email, 25/04/25, that demolition of all the dangerous and non-compliant work has been completed on site.

The planning officer stated that the initial proposal could not be supported due to impacts upon the visual and residential amenity, as a result of the proposed scale 4-5m rear projection.

The agent submitted revised plans 28/04/25,19/06/2025 and 25/06/2025, revision F, which illustrated a greater reduction to 3m along the side elevations of the proposed rear extension and obscure glazing to windows in side elevations. The revised applications have been readvertised via neighbour notification letters and assessed accordingly.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

Issues

Principle of development:

The principle of building part single storey, part two storey front, side and rear extensions to provide additional living accommodation for a family dwellinghouse (use class C3) 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, and parking.

Impact on visual amenity and the streetscene:

Part single, part two storey extensions are proposed to the front, northern side and rear elevations of the application property, see figures 1 and 2.

To the northern side elevation of the application property a part single storey, part two storey element would be sited. This proposed side extension would replace the existing integral garage and former carport side elements. The proposed side extension would run 12.73m in overall length including the additional rear element and project 4.27m to the side, leaving a gap of 900mm to the boundary shared with No.6 Shawdene Road due north. This element has been

amended to achieve a set back from the principal elevation by 675mm at first floor level and have a slight forward projection of 563mm at ground floor level. The part two storey side extension would accommodate a hipped roof with centralised element, set down from the original property and matching eaves height, the single storey element would feature a lean-to roof form set below fenestration at first floor. A single garage roller door is proposed to the front, alongside single access door and two additional windows (obscure glazed to Pilkington Glass Scale level 5 and non-opening below 1.7m height) in the northern facing side elevation, one at ground floor to serve a utility room and one first floor to serve an en-suite bathroom, which will be conditioned.

The proposed scale and design of this revised northern side element is considered subservient to the host property. In addition, due to the orientation and arrangement of the application property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as similar two storey side extensions are evident in the immediate streetscene including neighbouring No's 10, 12 and 14. Hence, the character of the area, which has already seen many additions and alterations of a similar nature, should not be negatively impacted by the proposed works at the application property.

The proposed two storey projecting front extension would measure 4.15m in width by 563mm in depth and accommodate a gable roof form which would afford matching eaves height and pitch with the host property. This element would connect to the proposed single storey flat roofed porch extension with parapet detail (2.7m width by 1.01m depth by 2.83m max height). Whilst these proposed front extensions are considered juxtaposing features in contrast to the character of the original property, the proposed scale, materials and form are considered subservient and sympathetic to the application property and would not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The proposed part single, part two storey rear extension would span the full width of the extended dwelling (14.15m) and project 5.0m at ground floor level from the original rear elevation of the host property. The proposed two storey element would be constructed in a stepped arrangement, projecting 3-5m to the rear, accommodating hipped roofs the same height as existing and set down. The 3m side elements would be inset 4.23m and centralised element projecting 5m. In the rear elevation large bifold doors and three windows are proposed at ground floor and two windows and Juliet balcony at first floor. This element given the siting to the rear, would not be readily visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

A single additional obscure glazed window is proposed at first floor level in the south facing side elevation of the original dwellinghouse, to serve an ensuite bathroom. This will be obscured glazing (Pilkington Glass Scale level 5) and non-opening below 1.7m height, which will be conditioned.

The revised proposal represents a sizeable addition which would significantly enlarge the mass and bulk of the host dwellinghouse altogether. Nonetheless, the revised siting, scale, materiality and massing of the proposed extensions is considered acceptable, on balance, in these circumstances for the following reasons.

The rearward projections of the part single, part two storey rear extensions nearest to the side boundaries (3m) would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester of 3.65m and the maximum projection of 5m would be moderately in line with the depth of the existing rear extension present at the adjacent neighbouring property due north. Further to this, the proposed northern side extension would

feature a first-floor setback, a reduced ridge height and matching eaves which should ensure that it reads as a subservient addition to the host dwellinghouse whilst also overcoming concerns relating to the creation of a potential terracing effect within the street scene. The proposed front extensions (projecting gable feature and porch) would read as subservient additions to the host property. And the omission of the initial rear dormer and creation of loft space whilst retaining hipped roof forms, would mitigate massing to the property's roof space.

In addition to the above, the scale and massing of the proposal is not considered to cause undue harm to the residential amenity of the area in terms of introducing a visually overbearing feature as the adjacent property, no.6, features an existing large single storey rear extension and, as such, should be minimally affected by the revised proposal. The revised stepped first floor rear building line would bring massing away from the plot's shared side boundaries, which should limit its impact upon adjacent neighbouring properties. Sufficient private amenity space would also be retained to the rear of the dwellinghouse.

The proposed extensions would be constructed of materials to match the existing house, including red brickwork, grey concrete roof tiles and white uPVC windows/doors. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Concern has been raised with regards to the existing unkempt status of the altered front boundary wall. The agent has been advised that render would not be supported in this location and any boundary height greater than 1m would require planning permission. It is understood that the current boundary has been reduced to 1m, therefore has not been included within the remit of this proposal.

With the above reasoning in mind, the siting, scale, materiality and massing of the proposal is considered acceptable on balance, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

No.6 is the adjacent detached property due north, it is acknowledged that this property affords an existing large single storey rear extension, no relevant planning history is found for this element and the exact extension projection is unknown. It is acknowledged that the proposed side extension at the application property would bring two storey development closer to the nearest elevation of this neighbouring property, which features two existing ground floor windows (to serve a lounge) in its southern side, which may experience overshadowing from this extension. Notwithstanding this, given that this neighbouring property would still afford a window in the principal elevation to serve this habitable room and 900mm is to be retained between the nearest elevation of the extension and shared boundary, this potential overshadowing impact is not considered detrimental. Furthermore, the narrow space between No.6 and the shared boundary is not considered useable amenity space and the neighbouring property affords a large west-facing garden, which would not be unduly overshadowed by the extension(s) given their revised siting and scale.

The proposed part single, part two storey rear extension has been amended to 3m in first floor projection adjacent to the side boundaries, which is akin to the built relationship evident between no.s 12 and 14 Shawdene Road. The proposed maximum projection (5m) would project moderately from the extended rear building line of no.6. As such, this revised scale and

form is considered acceptable on balance to mitigate overdominance, loss of outlook and overshadowing concerns. Concern has been raised regarding the absence of details of the replacement boundary treatment following the demolition of the carport which partially formed the shared boundary between these properties. As such, a planning condition will be imposed requiring details of the proposed replacement boundary treatment to be submitted to and approved in writing by the LPA, prior to occupation of the approved extensions.

No.10 is the adjacent neighbouring detached property due south. Given that the proposed part single, part two storey rear extension would be inset approximately 1.8m from the shared boundary with this property and would have a maximum rearward projection of 3m along the nearest side elevation at first floor level, it is considered that this element, despite its projection of 3-5m should not cause issues associated with overshadowing given its orientation, or loss of outlook as viewed from the neighbouring plot due directly south, nor should it introduce an overbearing presence into the area.

17-23 Gibwood Road are the detached residential properties due west of the application site. The revised proposal would create part single, part two storey development to the rear of the host property with fenestration. Concerns have been raised with regards to loss of privacy and overshadowing upon gardens and properties along Gibwood Road, however given the proposed separation distance of 13m retained to the applicant's rear boundary and approximate 28m interface distances between nearest extended elevations, it is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by these neighbouring properties, as a result of overdominance, overshadowing or overlooking of the neighbouring properties.

Concern has been raised over potential overlooking impacts as a result of the proposed development. As such, the proposal has been amended requiring proposed additional first floor side windows and skylights within the side roof planes of the application property, to be obscured glazed (Pilkington Glass Scale level 5) and non-opening below 1.7m height, which is considered to address potential overlooking concerns and will be conditioned. Notwithstanding this, a condition will be applied removing PD rights for the insertion of any additional windows in the extensions, other than those approved on plan. Furthermore, the agent has stated that the proposed loft will be in use as storage area for the applicant.

Given the proposed modest projection (563mm) of the projecting gable front extension, fenestration in the principal elevation only and siting sufficiently sited away from shared boundaries, this two-storey element is not considered to give rise to any residential amenity impacts.

Given that the front porch extension would be single storey and would be relatively minor in terms of its scale and mass, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The revised proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Highways:

Whist concern has been raised with regards to parking provision in a local representation and it is acknowledged that the existing carport will be removed, the proposal is considered acceptable in this instance due to two off-street car parking spaces being retained on site.

Other matters:

Concern has been raised in local responses regarding potential disruptions caused during the construction phase due to noise. The LPA duly note these concerns. This application would constitute a minor householder development which would not require a Construction Management Plan (CMP), notwithstanding this, construction working hours are controlled by separate Environmental Health legislation, which the applicant should abide by.

Concern has been raised in local responses regarding the burning of waste materials & pollution at the application site. The LPA duly note these concerns. This matter is covered by separate environmental legislation, outside the remit of planning.

Concern has been raised in local responses regarding the quality of workmanship of existing development at the application site. The LPA duly note these concerns and have notified the agent/applicant that works to the front boundary are unauthorised, reinstatement to the original boundary has been advised. MCC building control will inspect any future developments on site and the applicant is made aware that a Building Regulations compliance certificate is required.

Concern has been raised regarding loss of natural vegetation on site. From a desktop review of google earth street-view it is evident that the original hedge and a number of trees have been removed from the front boundary since 2022, whilst the LPA would usually encourage their retention to aid biodiversity and maintain the character of the area, unfortunately this vegetation removal predates the application submission. In addition, householder planning applications are currently exempt from Biodiversity Net Gain improvement legislation; therefore, the LPA have limited control over this matter. The submitted plans do not demonstrate any new tree loss on site as a result of proposed development and the application has been assessed on this basis.

Concern has been raised regarding the commencement of works on site in June 2025 prior to determination. The LPA has advised the agent and applicant on numerous occasions works should not commence until planning permission is secured. Nevertheless, MCC Building Control have been contacted and made aware of this activity on site. Confirmation of BC site inspections has been received.

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, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed first floor rear projections and fenestration. Amended plans were submitted showing revised first floor rear arrangement with reduction in depth to the sides and obscure glazed fenestration to the sides, the revised application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit
   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 drawings/documents
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed plans and elevations', numbered 'PL02 REV F', stamped as received by the City Council as Local Planning Authority on the 25/06/2025.

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

3. Matching materials
   The materials to be used on the external surfaces of the extension 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4. Obscure Glazing
   Notwithstanding the fenestration details annotated on the submitted plans, the first floor windows and rooflights in the northern and southern elevations, as shown on the approved 'Proposed plans and elevations, numbered 'PL02 REV F'', stamped as received by the City Council as Local Planning Authority on 25 June 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.

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.

5. PD – no insertion of windows
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

6. Boundary treatment
Notwithstanding the submitted details, prior to occupation of approved extensions, a plan showing the replacement boundary treatment along the northern site boundary (area of carport walling post demolition adjacent to no.6 Shawdene Road) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scaled plan shall include details of the type, position, design, dimensions and materials of the replacement boundary treatment. The boundary treatment shall be implemented wholly in accordance with the approved details and retained thereafter.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

7. Trees
All trees, shrubs and hedges within the development and / or trees whose root structure may extend within the development which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

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.

Appendix 1 – List of consultees & neighbours notified

6 Shawdene Road, Manchester, M22 4BU
2 Shawdene Road, Manchester, M22 4BU
9 Gibwood Road, Manchester, M22 4BR
19 Gibwood Road, Manchester, M22 4BR
10 Shawdene Road, Manchester, M22 4BU
11 Shawdene Road, Manchester, M22 4BY
23 Gibwood Road, Manchester, M22 4BR
21 Gibwood Road, Manchester, M22 4BR
17 Gibwood Road, Manchester, M22 4BR
15 Gibwood Road, Manchester, M22 4BR
9 Shawdene Road, Manchester, M22 4BY
7 Shawdene Road, Manchester, M22 4BY
13 Shawdene Road, Manchester, M22 4BY

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) -
Area Team Boundary - Name: SOUTH AREA