

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143169/FO/2025
Date registered valid: 11 June 2025
Proposal: Insertion of 2no patio doors to rear
Address: 22 Kilner Walk, Manchester, M40 7PE
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Sean Tofts
Agent (if any):
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **21 July 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 01 July 2025

Standard consultations:

Printed: 18 June 2025 Expired: 9 July 2025

Neighbour notifications

Printed: 18 June 2025 Expired: 9 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is a brick townhouse with a slanted roof, front and enclosed rear garden and a Chamfered corner at the main entrance. The house features stretcher brickwork and a simple post-war design. The site is bounded by Osbourne Street, Talgarth Road and Kirkwood Drive. The site sits nearby to Oldham Road, a major throughfare route. The site is located with a largely residential area within a block of one- and two-storey town houses. A small number of restaurants, schools, a hotel and other Class E uses sit in close proximity to the site. The area's uses are divided by swaths of green space, with significant tree cover.



Description of development

The application seeks full planning consent for the installation of two patio doors at the Osbourne Street elevation.

Existing Bedroom Window:



Existing Lounge Window:



Proposed Bedroom Patio Doors:



Proposed Lounge Patio Doors:



Consultations & Notification Responses

Publicity

Residents of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Network Rail – No comments or objections.

Planning History

106462/FO/2014/N1 | Erection of 1m high railing and brick pillars to front boundary, 1.8m high timber fence to rear divisional boundaries and 1.8m high brick wall and timber panel infill to rear boundaries. (Approved October 2014)

Policy

Saved Unitary Development Policies

- DC1 – Residential Extensions
- DC26 – Development and Noise

Core Strategy

- DM1 – Development Plan
- SP1 – Spatial Principles

Issues

Principle of Development

The City Council recognises many homeowners prefer to develop their existing homes rather than move. The principle is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

As required by the Saved Unitary Development policy DC1 matters of amenity, siting, scale, form, materials and detail require consideration.

Visual Amenity

Policy DM1 specifies that residential extensions must be assessed for the impact on their surroundings and the character of the area.

The recent extension of height of the fence at the rear of the property now shields the rear of the building from view at the Kirkwood Drive elevation. The proposed patio doors will be in character with the existing doors and windows of the property and surrounding buildings. In keeping with the existing windows, two UPVC door with white frames are proposed. The doors would constitute an improvement in materials from the existing back door, which consists of brown weathered timber.

Considering the above, the scale, materials and detail of the development would not be obtrusive amongst the existing architectural features of the area or building.

Residential Amenity

The replacement doors will be located at the existing location of a door and window, as such there are no changes to privacy, or views for surrounding neighbours.

As a change of access point, there are no expected changes to noise levels beyond typical noise levels from a residential property.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Condition(s) to be attached to decision for approval

- 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 (Existing and Proposed Doors and Windows): 001 (Received 11 June 2025)
Document (Proposed Materials): Design and Access Statement (Received 11 June 2025)

Reason -- Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Network Rail

16 Kilner Walk, Manchester, M40 7PE
24 Kilner Walk, Manchester, M40 7PE
20 Kilner Walk, Manchester, M40 7PE
18 Kilner Walk, Manchester, M40 7PE
14 Kilner Walk, Manchester, M40 7PE

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL