

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142199/FH/2025
Date registered valid: 19 February 2025
Proposal: Erection of two storey side and part single part two storey rear extension to form additional living accommodation
Address: 41 Shawbrook Road, Manchester, M19 1DL
Ward(s): Burnage Ward

Applicant: Mr Hamza Din Ahmad
Agent (if any): Mr Rashid Mehmood, I. Planning Services
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17/06/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/04/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 March 2025 Expired: 25 March 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 two-storey semidetached class C3 dwellinghouse on Shawbrook Road. The property is built from red brick with dark roof tiles on a hipped roof. The property features a front garden with hardstanding for vehicle parking, as well as a rear garden – boundary treatment is a mixture of vegetation and wood panelled fences.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Shawbrook Road is a residential road in the Burnage Ward. The area is predominantly residential in terms of its character, consisting of semidetached and terraced family dwellings.

Description of development

The applicant is seeking permission for the erection of a part single part two storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per appendix 1 – 1no. Objection received can be summarised as follows:

- Noise of construction
- Appearance of proposal
- Impact on privacy of neighbouring residents
- Loss of sunlight on neighbouring gardens and windows

Amendments to the proposal

The applicant has reduced the projection of the first-floor extension from 4830mm down to 3650mm to comply with policy DC1 and to mitigate impacts of overshadowing on neighbouring properties. The applicant has also setback the side addition at 1m at ground floor and 2m at first floor to ensure the addition is subservient to the main house and prevents the 'terracing' effect with the neighbouring semi.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of part two storey part single storey side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend 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 dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The side element of the proposal would project out by 2550mm, leaving a gap of 200mm to the boundary with the neighbouring property, it would be set back from the principal elevation by 1015mm at ground floor (2000mm at first floor) and would span the length of the original house projecting beyond the rear wall of the existing dwelling by 6000mm at ground level. It would have a hipped roof with the edge of the roof sitting 600mm lower than the main house.

The ground floor element of the rear extension would project back by 6000mm and span the width of the property, running up to the shared boundary with the adjoining house, it would have a hipped roof on this elevation with a maximum height of 3870mm, sloping down to 3160mm at the eaves. The adjoining house has an existing 4.1m rear extension, so the proposed ground floor element would project 1.9m beyond this which is considered acceptable.

The first-floor rear element of the proposal would project rearwards from the rear wall of the existing dwellinghouse by 3650mm and span 4450mm, leaving a gap of 2800mm to the adjoining property and 1800mm to the neighbouring boundary with the no.39, the drawings have demonstrated the 45 rule has been adhered to ensure this element of the extension is not overbearing on neighbouring properties.

Although large, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and design and would provide accessible accommodation required for residents at the property, therefore the proposal accord with policies SP1 and DM1 of the Core Strategy.

Residential Amenity

As the proposed extension is relatively large and extends close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. The adjoining property already has a large single storey rear extension and there is reasonable spacing between the sets of semis, in addition to this the applicant has reduced the scale of first floor extension down to 3650mm to reduce the potential impacts on neighbouring residents.

It should also be noted, that while the ground floor rear element of the proposal is large, it is necessary to provide ground floor wheelchair accessible living accommodation. DC 1.5 allows for slight exemptions to recommended projection of extension in the case of providing adaptations for wheelchair users.

The proposal will feature 1 ground floor and 1 first floor forward facing windows on the front elevation, and to the rear there is a glazed double door, window and door on the ground floor and 1 window on the first floor. It is not anticipated that the new glazed doors and windows would cause any privacy issues for the residents or neighbours as they are all facing directly forward or rearward and the only windows on the side elevation would be obscure glazed and conditioned as such.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed extension would be built of brickwork uPVC windows and doors to match the existing dwellinghouse. Its side elevations would be blank and featureless, the roof would be hipped to match the main house but would have a lower ridge to aid subservience. The side addition would be setback from the principal elevation of the house by 1015mm to further aid subservience and to prevent any terracing of the semis.

Although large in scale, the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking

The side extension would remove the provision for 1 additional car parking space at the side of the house, the remaining driveway will still provide off street parking for 1no vehicle.

Waste Storage

The side extension will prevent access to the rear for storage of refuse bins, therefore the applicant has provided a bin store in the front garden for the storage of refuse bins. This is acceptable and compliant with policy EN19 of the Core Strategy.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 plans:

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

- a. Drawing – Location Plan – 19 February 2025
- b. Drawing – Proposed Plans, Elevation and Site Plans – REV F - 18 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Bin Store

A bin store as approved the proposed site plan Rev F shall be installed at the premises before the first occupation of the extensions hereby approved and shall be retained thereafter whilst the development is in use.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with saved policies SP1, H1, EN1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

43 Shawbrook Road, Manchester, M19 1DL
37 Shawbrook Road, Manchester, M19 1DL
50 Shawbrook Road, Manchester, M19 1DN
204 Errwood Road, Manchester, M19 1HX
39 Shawbrook Road, Manchester, M19 1DL
52 Shawbrook Road, Manchester, M19 1DN
200 Errwood Road, Manchester, M19 1HU
206 Errwood Road, Manchester, M19 1HX
196 Errwood Road, Manchester, M19 1HU
194 Errwood Road, Manchester, M19 1HU
202 Errwood Road, Manchester, M19 1HU
198 Errwood Road, Manchester, M19 1HU
13 Winslow Place, Manchester, M19 1HD
11 Winslow Place, Manchester, M19 1HD
48 Shawbrook Road, Manchester, M19 1DN
46 Shawbrook Road, Manchester, M19 1DN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA