MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144662/FH/2025
Date registered valid:	12 December 2025
Proposal:	Erection of single-storey front porch and single-storey rear extension and associated elevational alterations.
Address:	31 Colwyn Avenue, Manchester, M14 6QN
Ward(s):	Withington Ward
Applicant:	Mr Karwan Ali
Agent (if any):	Mr Ahmad Nurruedin
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27 February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 January 2026

Standard consultations:
Printed: 18 December 2025 Expired: 11 January 2026

Neighbour notifications
Printed: 10 February 2026 Expired: 24 February 2026

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 subject of this householder application is a two storey, C3 terraced dwellinghouse. The property features red brickwork and white uPVC window frames. To the front of the property is an area of soft landscaping and a private walkway leading onto Colwyn Avenue. To the rear of the property is a moderately sized garden that is bordered by an area of green space and neighbouring properties to all other aspects.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Colwyn Avenue is a residential street situated in the Withington ward of Manchester. The property is surrounded by similar built family properties of a similar design and age. The property benefits from nearby sustainable transport links such as multiple bus routes and Mauldeth Road train station. The area also benefits from nearby green space and is located directly adjacent to the Fallowfield Loop. Other areas of green space are located nearby such as, Kingswood Park and Rodney Fields.

Description of development
The applicant is seeking planning permission for the erection of a single storey front porch and a single storey rear extension with associated elevational alterations. The extension would facilitate a kitchen/ dining room.

Consultations & Notification Responses

- Neighbours, as per appendix 1- no comments or objections.

- High Speed Two (HS2) Limited, no comments received.
- SUSTRANS, no comments received.

Site Photos:





Proposed Plans:



Proposed Rear Elevation
1 : 100



Proposed LSH Elevation
1 : 100



Proposed Front Elevation
1 : 100



Proposed RSH Elevation
1 : 100

POLICY
The following policies are considered relevant in the consideration of this application:

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

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

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 And DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extension and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle
The principle of erecting a single storey rear extension and front porch is acceptable given that many individuals prefer to extend and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
No relevant planning history.

Negotiation and Communication
After negotiations, the agent amended the scheme to reduce the rear extension from 6m to 4m. The new scheme also includes setting the rear extension back from the shared boundary by 150mm. The new measurement projections and set back would reduce the impact of the extension on the neighbouring property, no. 29 Colwyn Avenue. The neighbours underwent re-consultation of a two-week period for the opportunity to comment on the new scheme.

Siting Scale and Massing
The front porch element:
The front porch would project forwards by 1.3m from the dwellinghouse and extend by 2.2m across the front elevation of the property. The porch would measure to 2.7m tall and features a pitched roof which would slope down to meet the eaves at 2.1m. The porch would be introducing four new windows, two to be inserted on the side elevation and two windows on the front elevation adjacent to the entrance.

The rear extension element:
The proposed extension would project backwards from the host dwellinghouse by approx. 4m and would extend 5.6m in length across the rear of the property. The extension would measure to 2.6m tall, proposing a mono-pitched roof that would measure to 2.9m tall, sloping down to

meet the eaves at 2.3m. The proposed development would be set back by 150mm from the neighbouring property, no. 29 Colwyn Avenue. Additionally, the extension would introduce 4 new windows to the property, two of which are proposed to be roof lights. The remaining two would face into the applicant's rear garden. The scheme would also include the reconfiguration of fenestration to the rear of the property, which would include the insertion of a full-length window adjacent to the extension.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity
The submitted application form indicates that the extension would be built from brickwork to match the existing dwellinghouse. Matching roof tiles are also proposed in order to match the existing property's roof. The existing property features white uPVC window frames; however, the development proposes black uPVC window frames across the whole of the property. The overall development is considered a small addition to the street scene and would not be out of character for the area.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The rear extension and porch would blend with the host dwellinghouse. The design and appearance of the extension and porch therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The rear extension and porch are not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted block plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be retained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity
The adjoining neighbour which sits west of the applicant property is no. 29 Colwyn Avenue. The rear extension is not considered to affect the existing levels of privacy between the neighbouring properties as there are no proposed windows that would face this property. Although the extension would project 4m, it would be set back from the shared boundary by 150mm, combined with the single storey height, is not considered to create any overbearing feelings for the neighbouring property. Additionally, the roof design ensures the mass and bulk of the extension is contained onto the applicant property. As the garden faces north, the extension is not considered to create any significant overshadowing or loss of sunlight.

The front porch is also not considered to cause any issues associated with privacy as it would not give any further overlooking than what is existing. Considering the permitted development fallback, under Schedule 2 Part 1 Class D of the General Permitted Development Order (2015) the 'erection or construction of a porch outside any external door of a dwellinghouse' the front porch is considered acceptable. It is not considered to introduce an overbearing feature to the neighbouring property as; no. 29 Colwyn Avenue is set slightly forward of the applicant property which would reduce the impact of the porch. Although the development is considered to cause slight overshadowing in the morning hours on the neighbouring property (no. 29 Colwyn Avenue), it would not be so significant to warrant a reason for refusal.

The adjoining neighbour who sits east of the applicant property is neighbour no. 33 Colwyn Avenue. The rear extension would be set back from this property by circa 1.4m. This set back and the one storey height is considered to reduce the impact of the extension upon no. 33 Colwyn Avenue. The extension is not considered to cause any overshadowing or contribute to any loss of light on the neighbouring property. Additionally, the front porch would be located circa 4.4m away and is not considered to contribute to any loss of light or overshadowing on no. 33 Colwyn Avenue. The porch or extension is not considered to create an overbearing presence for the neighbouring property.

Therefore, the proposed extension would be in-keeping with providing enough private external amenity space. Privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Conclusion
Given the above issues it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved Policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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
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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

- Location and site plan, Rev C
- Proposed floor plans, Rev C

Received on 6 February 2026

- Proposed elevations, Rev D

Received on the 2 March 2026

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[Brickwork to match existing]*
- *[Roofing tiles to match existing]*
- *[Window frames: Black uPVC and aluminium or steel Crittall style frame*]

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Sustrans

39 Colwyn Avenue, Manchester, M14 6QN
33 Colwyn Avenue, Manchester, M14 6QN
25 Colwyn Avenue, Manchester, M14 6QN
21 Colwyn Avenue, Manchester, M14 6QN
19 Colwyn Avenue, Manchester, M14 6QN
13 Colwyn Avenue, Manchester, M14 6QN
35 Colwyn Avenue, Manchester, M14 6QN
27 Colwyn Avenue, Manchester, M14 6QN
23 Colwyn Avenue, Manchester, M14 6QN
9 Colwyn Avenue, Manchester, M14 6QN
37 Colwyn Avenue, Manchester, M14 6QN
29 Colwyn Avenue, Manchester, M14 6QN
17 Colwyn Avenue, Manchester, M14 6QN
15 Colwyn Avenue, Manchester, M14 6QN
11 Colwyn Avenue, Manchester, M14 6QN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: SOUTH AREA