

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 145277/FH/2026  
**Date registered valid:** 26 February 2026  
**Proposal:** Erection of a part-single / part two-storey side and rear extension with associated ramped access to provide improved living accommodation.  
**Address:** 2 Bartley Road, Manchester, M22 4BG  
**Ward(s):** Northenden Ward  
  
**Applicant:** Mr Zafar Anwar  
**Agent (if any):** Mr D King NK Architectural  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)  
  
**Recommendation:** Refuse  
**Date of recommendation:** 14 April 2026

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 17 March 2026

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 3 March 2026      Expired: 24 March 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**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rectangular bay to the front, a front porch canopy, a modest front garden bordered by a mid-level redbrick wall and mature hedging, a raised timber decking area to the rear, and a spacious side and rear garden with a paved driveway accessed off Bartley Road.

Bartley Road is a residential street situated within the Northenden ward of Manchester, close to Princess Parkway (A5103), Wythenshawe Park & Gardens, and Baguley Brook. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.





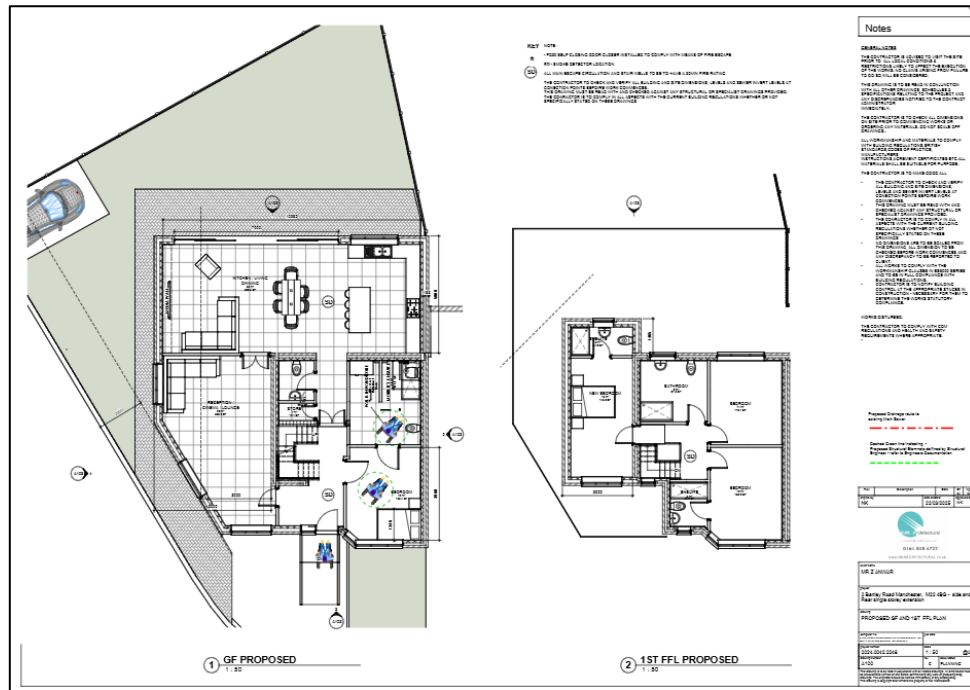


## Description of development

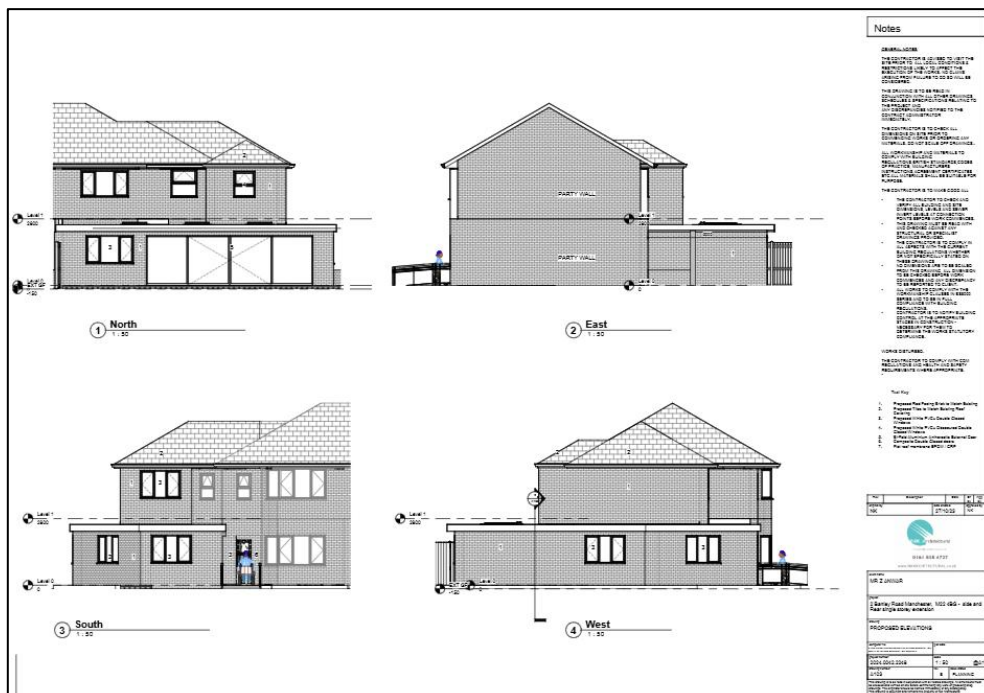
The applicant is seeking planning permission for the “Erection of a part-single / part two-storey side and rear extension with associated ramped access to provide improved living accommodation.”

## Planning history

143501/FH/2025 - Erection of a part-single / part two storey side and single storey rear extension with associated ramped access to provide improved living accommodation – Approved (2025).



Approved plans of 143501/FH/2025



Approved elevations of 143501/FH/2025

## **Consultations & Notification Responses**

**One representation** was received from **a local resident**. Their comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest bricks a planning condition to provide enhancement for biodiversity.

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## **Policies**

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 of 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:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

**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.

- Policy JP-P1 – Sustainable Places

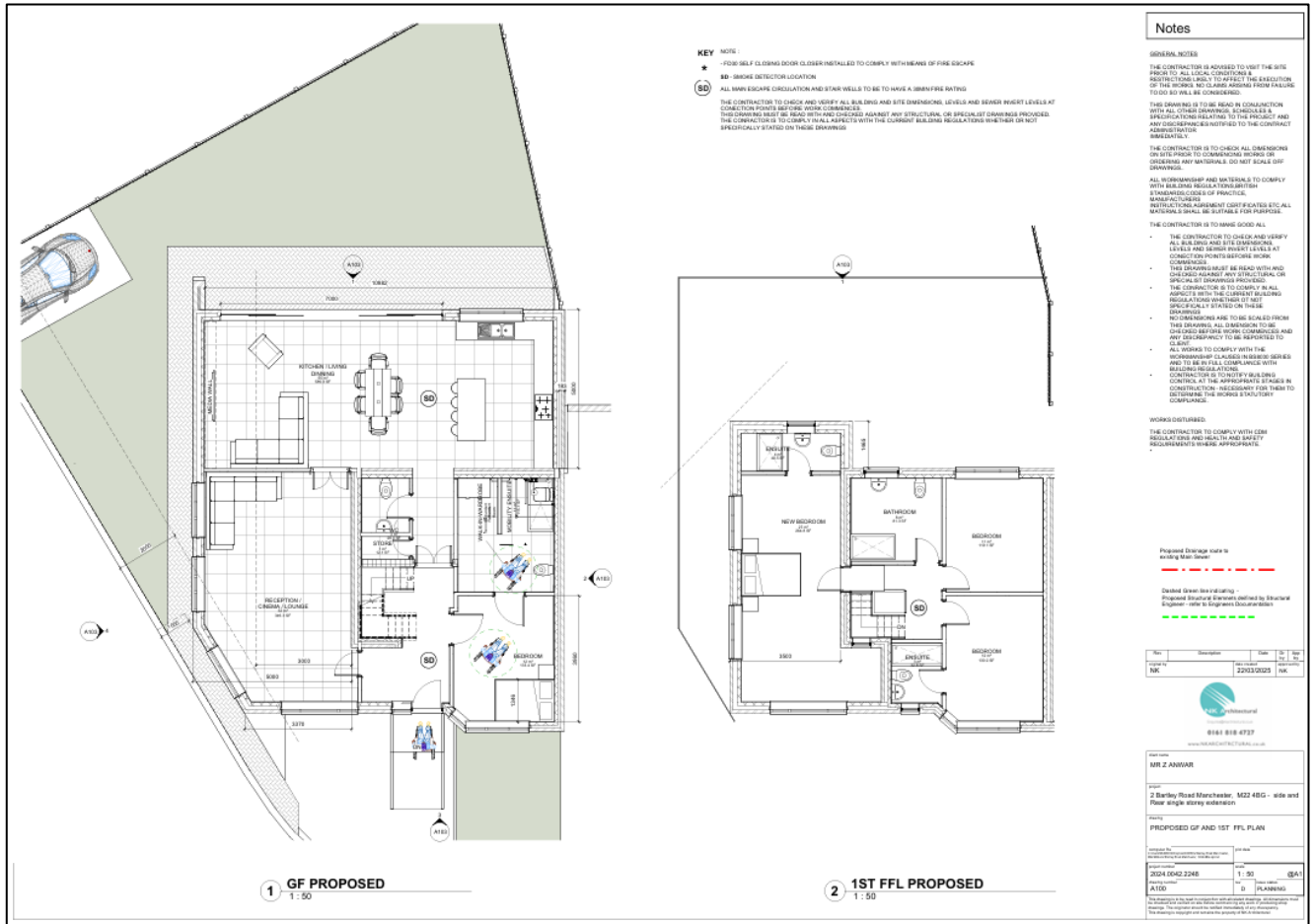
**The National Planning Policy Framework (NPPF, 2024)**

- Chapter 12 – Achieving Well-Designed Places

**Draft National Planning Policy Framework (NPPF, 2025)**

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
  - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
  - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
  - Policy DP3: Key principles for well-designed places



Submitted proposed plans



Submitted proposed elevations



### Submitted proposed 3D visuals

#### Issues

**Principle** – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposed extension would have an unduly harmful impact upon the visual amenity of the area, character and appearance of the host dwellinghouse and wider street scene as a result of its excessive scale and massing, lack of visual subservience, inappropriate design choices, proximity to the plot's shared boundaries, visual prominence and incongruity within the surrounding area.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, paragraph 135 of the National Planning Policy Framework (2024), and policies L4 and DP3 of the Draft National Planning Policy Framework (2025), all of which seek to ensure that new development responds positively to its context, respects the character and appearance of existing buildings and the wider area, and achieves a high standard of design that safeguards visual amenity.

**Siting, scale, and massing** – the proposed extension would be sited at the side and rear of the property, projecting southwest-wards and northwest-wards.

At ground-floor level, it would project 5m rearwards from the host dwellinghouse, with a width of 3.37m at the front, a sideward projection of 5m, and a width of 11.8m to the rear. It would feature a flat roof form to the side and rear with a height of approximately 2.5m. It would be sited along the boundary shared with No.72 Shawdene Road, would maintain a minimum gap of 3.5m to the boundary shared with No.4 Bartley Road, and would maintain a gap of 1m to the boundary bordering Bartley Road.

At first-floor level, it would project 1.465m rearwards from the host dwellinghouse, with a width of 4.8m at the front, a sideward projection of 3.5m, and a width of 3.8m to the rear. It would feature a flat roof form to the front with a height of 5.2m, a hipped roof to the side with a height of 7m (set 1.5m below the existing ridge) and a hipped roof to the rear with a height of 6.4m (set 2.8m below the existing ridge) with eaves to match the existing dwellinghouse. A gap of approximately 6.3m would be maintained to the adjoining semi.

Overall, the siting, scale, and massing of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the visual amenity of the area, the character and appearance of the host dwellinghouse and the wider street scene. It is considered that the proposed extension, by virtue of its excessive scale and bulk, in combination with its close proximity to the plot's shared boundaries, particularly the boundary adjoining Bartley Road, would result in an overly large and visually dominant addition. The proposal would fail to appear visually subservient to the host dwellinghouse, in terms of its dimensions, and would result in an overdevelopment of the application site, causing undue harm to the visual amenity of the area.

Further to this, it should also be noted that the property's prominent corner plot location would further exacerbate the harmful impacts of the development. Its close proximity to the Bartley Road boundary (sited just 1m away) would create a cramped relationship with the street, leading to an unduly dominant form of development which would appear disproportionate and visually intrusive within the surrounding area. This would result in an unsatisfactory relationship with Bartley Road and a harmful impact upon the character and appearance of the wider street scene.

At this stage, it is also important to note that planning permission was granted in 2025 under application reference 143501/FH/2025 for the "Erection of a part-single / part-two storey side and single storey rear extension with associated ramped access to provide improved living accommodation" at the application property. Whilst that approved scheme was itself substantial in scale, it maintained a greater separation distance of 2m from the Bartley Road boundary, together with a more modest first-floor side element (see below figures). These design features ensured a greater degree of visual subservience, a reduced sense of massing and bulk, resulting in more satisfactory visual relationships with the street scene. By contrast, the current proposal introduces an increased level of massing and a reduced distance to the shared boundaries, which is considered to exceed what can be appropriately accommodated on the site. As such, the proposal would result in an overdevelopment of the plot, with an unacceptable impact upon the character and appearance of the host dwellinghouse and surrounding area.



In their email correspondence dated to the 30<sup>th</sup> March, the applicant advised that the proposed extension is intended to provide improved living conditions for a family member. Whilst this need is acknowledged, it is considered that the previously approved scheme would be capable of delivering sufficient accommodation to meet those requirements without giving rise to the degree of visual harm identified in the current proposal. Although the present scheme seeks to secure a larger ground-floor reception/cinema/lounge space and a larger first-floor bedroom, it is considered that the earlier approval already provided adequate floor space to accommodate these uses. For these reasons, it is considered that the benefits of the proposal would not outweigh the identified harm to the visual amenity of the area, the character and appearance of the host dwellinghouse and the wider street scene, particularly in light of the substantial addition already permitted under the previous application (143501/FH/2025).

**Appearance and visual amenity** – the extension would be constructed of insulated cavity walls with facing brickwork to match the existing dwellinghouse, together with concrete roof tiles and white double-glazed windows to match the existing dwellinghouse. At ground-floor level it would feature one window to the front, one window to its southern side elevation, two windows to its southwestern side elevation, a set of sliding doors and a window to the rear, and a blank northeastern side elevation. The rear elevation appears to depict three skylights to its flat roof; however, these are not shown on the proposed first-floor plan provided. At first-floor level, the extension would feature one window to the front, two windows to its southwestern side elevation, one window to the rear, and a blank northeastern side elevation. Its roof slopes and front flat-roof form would be blank.

Whilst there are elements of the proposal's design which are considered acceptable, such as its use of matching materials, arguably the unacceptable features of its design override this, thus warranting the refusal of this application. Issues relating to the proposal's siting, scale, and massing have been addressed in the preceding sections of this report and are considered to cause unacceptable harm. Additionally, the flat roof form proposed at first-floor level to the front of the extension is considered to be an inappropriate design choice as it would not be subservient to the appearance of the existing dwellinghouse, nor would it be in-keeping with the character and appearance of properties in the surrounding area, which feature hipped and dual-pitch roof forms. Further to this, as the property occupies a corner plot, the proposed extension would be highly visible within the street scene and wider public realm, meaning the degree of visual harm caused as a result of the works would be immediately perceptible.

**Residential amenity** – given that the extension would feature a 2.5m flat roof height at ground floor level, with its first-floor mass sited away from neighbouring dwellinghouses, 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 northeastern side elevation (facing the adjoining semi) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. The windows in the rear elevation are sited a sufficient distance away from the plot's boundary so as to avoid causing issues associated with loss of privacy and overlooking.

**Waste storage** – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained. Bins could therefore continue to be stored away from the street scene.

**Parking** – the current parking arrangements would be unaffected by the proposal as the existing driveway space to the rear would be retained. The site's off-street parking provisions would therefore be retained.

**Access ramp** – an access ramp bordered by handrails is proposed to the front of the property. The access ramp would measure to approximately 3m in length and 1.7m in width. This element

of the proposal would have a minimal impact upon the visual and residential amenity of the area and would improve the accessibility of the property, to the benefit of a disabled resident, and is therefore considered acceptable.

**Conclusion** – overall, it is considered that the proposed extension would have an unduly harmful impact upon the visual amenity of the area, character and appearance of the host dwellinghouse and the wider street scene as a result of its excessive scale and massing, lack of visual subservience, inappropriate design choices, proximity to the plot's shared boundaries, visual prominence and incongruity within the surrounding area.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, paragraph 135 of the National Planning Policy Framework (2024), and policies L4 and DP3 of the Draft National Planning Policy Framework (2025), all of which seek to ensure that new development responds positively to its context, respects the character and appearance of existing buildings and the wider area, and achieves a high standard of design that safeguards visual amenity.

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse 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 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:** Refuse

### **Article 35 Declaration**

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal, by reason of its siting, scale, and massing, inappropriate design choices and proximity to the plot's shared boundaries, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP P1 of Places for Everyone, chapter 12 and paragraph 135 of the National Planning Policy Framework (2024), and policies DP3 and L4 of the Draft National Planning Policy Framework (2025).

## **Appendix 1 – List of consultees & neighbours notified**

19 Cardew Avenue, Manchester, M22 9XX  
67 Shawdene Road, Manchester, M22 4AJ  
1 Bartley Road, Manchester, M22 4BG  
73 Shawdene Road, Manchester, M22 4AJ  
4 Bartley Road, Manchester, M22 4BG  
1 Netherwood Road, Manchester, M22 4BP  
70 Shawdene Road, Manchester, M22 4AL  
68 Shawdene Road, Manchester, M22 4AL  
72 Shawdene Road, Manchester, M22 4AL  
75 Shawdene Road, Manchester, M22 4AJ  
71 Shawdene Road, Manchester, M22 4AJ  
69 Shawdene Road, Manchester, M22 4AJ  
74 Shawdene Road, Manchester, M22 4AH

## **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) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA