

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning Committee 18 December 2025 **Item No.** 9

Application Number 142753/FH/2025 **Ward** Crumpsall Ward

Description and Address

Erection of part single, part two storey rear extension, front porch, installation of rear roof dormer and single storey outbuilding and associated elevational alterations to host property, alteration to the side boundary elevation to include new timber gate and removal of existing outbuilding shutter.

93 Hazelbottom Road, Manchester, M8 0GQ

1. Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

