

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 145105/FH/2026  
**Date registered valid:** 4 February 2026  
**Proposal:** Installation of EV charger on the front of the property.  
**Address:** 6 Marlborough Avenue, Manchester, M16 0AJ  
**Ward(s):** Whalley Range Ward

**Applicant:** Mr Charalampos Mouridis  
**Agent (if any):**  
**Case officer:** Ciara Gettinby  
Tel: 0161 234 3048  
Email: [ciara.gettinby@manchester.gov.uk](mailto:ciara.gettinby@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 26 March 2026

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 27 February 2026

### **Standard consultations:**

Printed: 11 February 2026 Expired: 4 March 2026

### **Neighbour notifications**

Printed: 11 February 2026 Expired: 4 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**

The property that is associated with 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 a small area of hardstanding that is bordered by a low-rise brick wall. The residents, like others in the street utilise on-street car parking.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of area**

Marlborough Avenue is a residential street located in the Whalley Range Ward of Manchester. The surrounding terraced streets utilise on-street car parking. The property is surrounded by similar built terraced properties of a similar design and age. Marlborough Avenue is located south of Manley Park and south-west of the British Muslim Heritage Centre.

### **Description of development**

The applicant is seeking planning permission for the installation of an EV charger to the front of the property.

## Site Photos:



## Consultations & Notification Responses

MCC Highways Services, no objections to the proposal however, an informative is attached on how to safely utilise the electric vehicle charger (inserted on the decision notice and at the end of this report.)

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

## POLICY

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

**The Manchester Core Strategy-** Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11<sup>th</sup> 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 EN1- Design Principles and Strategic Character Areas

Policy T1- Sustainable Transport

**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

-Policy JP-S2: Carbon and Energy

#### **Principle**

The installation of an electric vehicle charger on the front elevation of the property is acceptable in principle and aligns with the objectives of Policy T1 of the Core Strategy, which supports low-carbon modes of transport. However, careful consideration must be given to the potential impacts of the charger on visual amenity and public safety. In the assessment of the application, residential amenity implications have been ruled out due to the nature of the proposal.

#### **Visual Amenity**

Given the modest size of the proposed charger unit measuring 328mm (height) by 243mm (width) by 101mm (depth) and its placement on the front of the property under the windowsill, it is not considered that the installation would adversely affect the visual amenity of the area. The proposal is considered a small addition to the street scene. The charger is deemed to have

minimal impact on the street scene and visual character and is therefore considered to be in accordance with Policies DM1 and EN1 of the Core Strategy.

### **Highways Safety**

The charging unit would be wall mounted, within the curtilage of the property and would not project directly onto the public highway. The development is not considered to pose a risk to vehicle movement on the road but could be harmful to pedestrians and users of the pavement outside 6 Marlborough Avenue. The trailing of the cable could pose risks to public safety and therefore Manchester City Council Highways Services have published guidance in relation to the safe use of cables across the public highway which should be adhered to as stated in the informative attached with the decision notice. Further information can be found on the Council's website regarding EV charging, EV cable channels and other related guidance:

[Installing EV Chargers | Electric Cars | Manchester City Council](#)

### **Parking**

The proposal is not considered to have an impact on the existing parking of the street. The approval of an electric vehicle charger to the front of the property does not affect the nature of the on-street parking arrangements. The approval does not permit the resident priority to park in front of the charger and would not limit other vehicles parking nearby. The existing parking provision and current parking arrangements up and down the street shall be retained.

### **Conclusion**

Given the above issues, it is considered that the proposed electric vehicle charger is acceptable in terms of its impact upon visual amenity and public safety in accordance with Policies SP1, DM1 and T1 of the Core Strategy, and Chapters 8 and 12 of the National Planning Policy Framework.

### **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 of 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 Plan

Supporting information- location of EV charger

Supporting information- technical specifications

Application form

Received on 4 February 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.

**Informative:**

It should be ensured that any cables associated with the EV charger reaches the vehicle. Use of matting is required for cables to protect pedestrians along the footway. The matting/cable protector should be non-slip and suitable for outdoor use. It should have contrasting colour markings for visibility. It should also have sloped, anti-trip sides, and be of a tough construction. Once the vehicle has been charged, residents will be required to remove the matting and EV cabling from the highway. The applicant may wish to install an EV cable channel, running across the pavement and flush to its surface, to assist in keeping cables out of the way of footpath users. Link to application: [Applying for an EV cable channel | Electric Cars and Charging in Manchester | Manchester City Council](#) Further information on EV charging can be found on the council's website using the below link:

[Charging at home | Electric vehicle \(EV\) charging | Manchester City Council](#)

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

Highway Services

8 Marlborough Avenue, Manchester, M16 0AJ

5 Marlborough Avenue, Manchester, M16 0AJ

4 Marlborough Avenue, Manchester, M16 0AJ

7 Marlborough Avenue, Manchester, M16 0AJ

3 Marlborough Avenue, Manchester, M16 0AJ

## **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