

Planning

Growth & Development

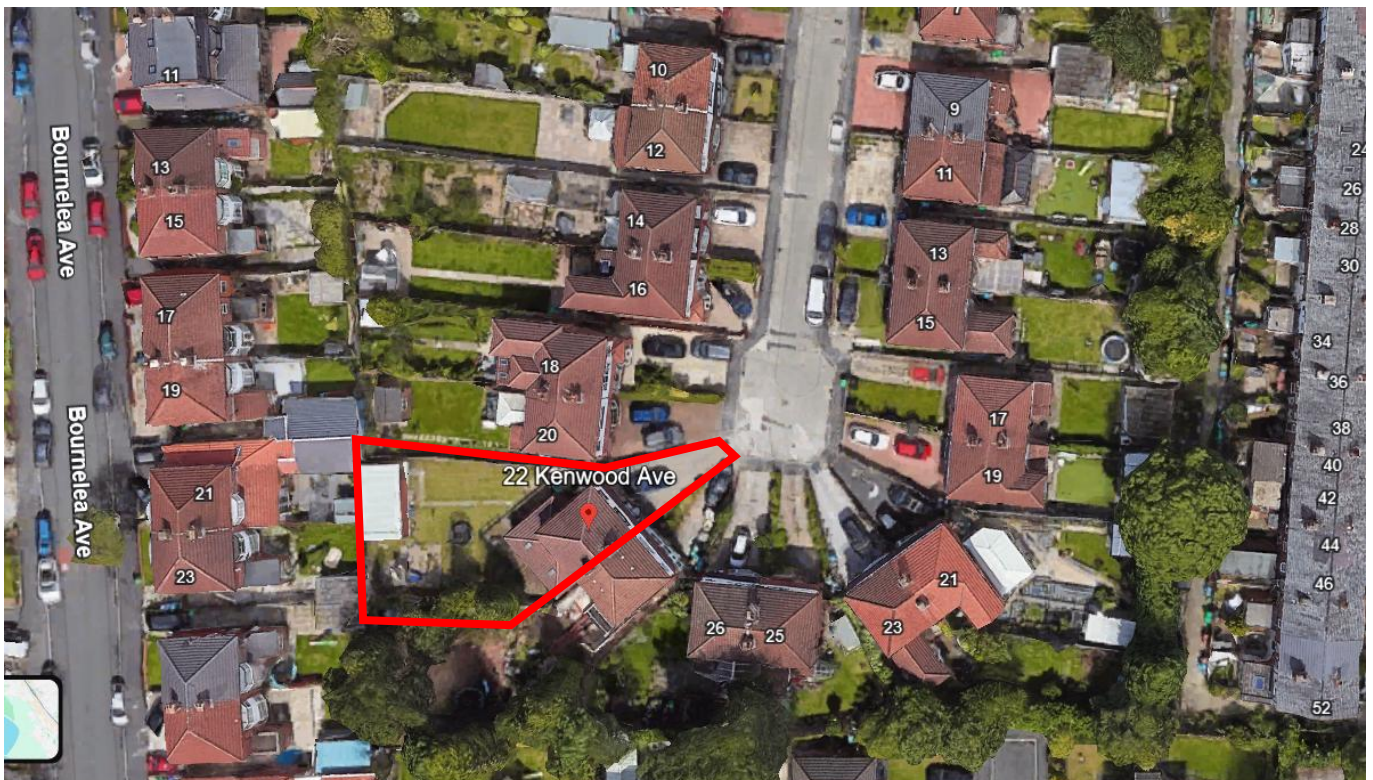
Delegated officer report for planning application

Application no. 143776/FH/2025
Date registered valid: 24 November 2025
Proposal: Erection of a part single, part two-storey rear and two-storey side extension together with hip-to-gable roof extension and installation of a rear roof dormer.
Address: 22 Kenwood Avenue, Manchester, M19 1EJ
Ward(s): Burnage Ward

Applicant: Mr Mohammed Zaheer
Agent (if any): Mr Mohammed Nasar Ishfaq
Case officer: Tracie Simpson

Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th February 2026



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 December 2025 Expired: 28 December 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 site comprises a two-storey semi-detached dwelling located within the Burnage ward of Manchester. The property is of red brick and render construction with a tiled roof and occupies a triangular plot at the southern end of Kenwood Avenue, forming part of a cul-de-sac. The site benefits from gravel hardstanding to the front, providing off-road parking within the curtilage, with an access path running along the side of the dwelling. A large garden area extends to the side and rear of the property.



Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

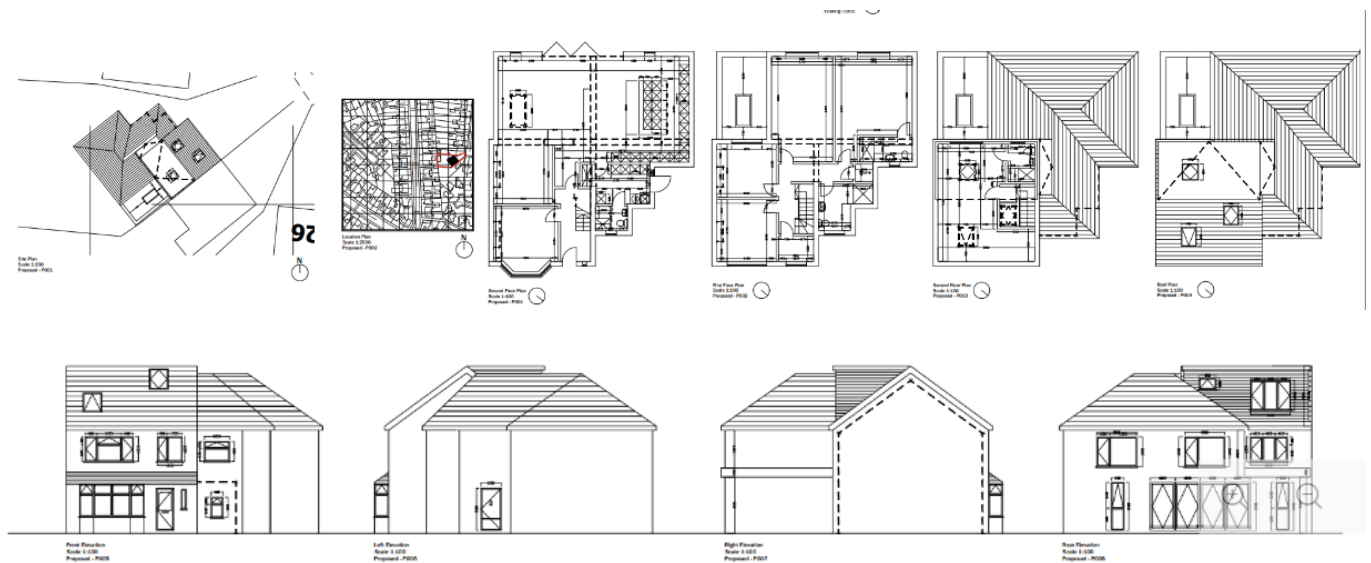
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a part single, part two-storey rear and two-storey side extension together with hip-to-gable roof extension and installation of a rear roof dormer.



Consultations & Notification Responses

Local residents, as per Appendix 1 – no comments have been received in respect of this application.

RSPB Swift Champion – if approved attach informative

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Draft National Planning Policy Framework (December 2025) – The National Planning Policy Framework (NPPF) sets out the Governments’ planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4(*Residential Extensions*) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 22 Kenwood Avenue

109446/FH/2015/S2 – Erection of a single storey side extension to provide additional living accommodation. This application was approved on 16.09.2015

Residential Amenity

The proposal would see the erection of a part single, part two-storey rear and two-storey side extension together with hip-to-gable roof extension and installation of a rear roof dormer

Ground Floor side and rear

The extension would be set back from the front elevation of the host property by approximately 1.9m and would vary in width from 2.3m to 3.6m, extending to 6.0m at its widest point retaining a gap to the shared boundary with no. 20 Kenwood Avenue. The proposal would project rearwards beyond the side elevation, forming a wrap-around extension with an overall width of approximately 12.0m across the rear elevation up to the shared boundary with the adjoining semi-detached property. The rear projection would measure approximately 5.4m.

The roof design incorporates a flat roof element adjacent to the shared boundary with the neighbouring property, which includes a roof light. Fenestration details comprise a window to the front elevation, a door to the side, and bi-folding doors along the rear elevation, accompanied by two elongated windows. Given the separation distance to the shared boundary with No. 20 Kenwood Avenue and the presence of existing boundary treatment, it is not anticipated that the side door would result in overlooking or loss of privacy.

First Floor side and rear

The extension would be set back from the front elevation of the host property by approximately 1.9m and would vary in width from 2.3m to 3.6m, extending to 6.0m at its widest point sitting on top of the ground floor extension. The proposal would project rearwards beyond the side elevation, forming a wrap-around extension with an overall width of approximately 9.2m across the rear elevation retaining a gap of approximately 3.0m up to the shared boundary with the adjoining semi-detached property. The rear projection would measure approximately 5.4m.

Following concerns raised by the City Council, the roof was amended from a gable to a hip. The proposed extension now incorporates a hip roof form set down from the original ridge height, ensuring the development remains subordinate to the host dwelling. Fenestration is proposed to the front and rear elevations, with no windows along the side elevation, thereby limiting opportunities for overlooking.

The step-down in ridge height, combined with adequate separation distances, mitigates any potential for the extension to appear overbearing or cause unacceptable overshadowing or loss of light to adjacent properties. Furthermore, the unique configuration of the plot helps to alleviate any potential impact on neighbouring dwellings. The proposed works are considered proportionate and subservient to No. 22 Kenwood Avenue, with the rear element set away from the shared boundaries reducing its visual prominence.

The extension would be visible from the public highway, however, the scale and siting of the extension is comparable to similar developments in the locality, and the proposal would not appear domineering or harmful to the outlook of adjoining occupiers. Side and rear additions are common within the area, and the proposal is considered to integrate acceptably with the existing character. Due to the angled relationship of the host dwelling with no. 20 Kenwood Avenue and the gap retained to the boundary together with the setback, there is no risk of terracing.

Hip to Gable roof extension

The applicant proposes a hip to gable roof with the installation of two roof lights to the front roof slope. The roof lights to the front elevation are modest in scale and will not significantly alter the character of the property. It is believed the change from a hip to gable roof arrangement in this location would not give rise to significantly adverse impacts upon the adjacent or surrounding properties due to massing, especially as the property would not project any further than the side gable wall of the property. In addition, hip to gable roof changes can be carried out under permitted development subject to adhering to criteria within the development rights.

Rear Dormer extension

The proposed rear roof dormer extension would be in line with the main roof ridge of the house, close to the shared boundary with the adjoining semi detached property and would sit within the main roof of the property. A small window and large window are proposed facing the rear over the garden area. It is considered that the rear view windows would not provide any further overlooking than the first floor rear windows and are considered to be acceptable.

Overall, it is considered that the change to the roof design is acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

The proposed changes to the roof would be visible from the public highway, however, the houses in the immediate vicinity have themselves been altered and extended, and the proposed development is not considered to adversely affect the character of the local area. Therefore, the appearance is considered to be acceptable and the impact upon visual amenity is not considered to be significant.

Overall, the proposed development would not result in undue harm to residential or visual amenity. The design, scale, and siting are considered acceptable, and the proposal accords with Core Strategy Policies SP1 and DM1 of the Core Strategy, saved Policy DC1 of the UDP, and guidance within the NPPF.

Siting, scale and massing

The height of the proposed extension has been set below the existing ridge height of the host dwelling, ensuring that it remains subordinate in scale and respects the architectural hierarchy of the property. The overall size and footprint of the extension is comparable to similar developments within the immediate area, reflecting a pattern of growth that is consistent with the local character.

The proposal is considered to have been designed with sensitivity to neighbouring properties and the character of the area, including retaining a gap to the shared boundary from the side wall of the dwelling to reduce its visual projection and mitigate any potential impact on adjacent occupiers. As set out above the design approach assists in preventing the extension from appearing overbearing or intrusive when viewed from surrounding properties.

In light of these considerations, the scale and massing of the proposed extension are considered appropriate within the context of the site and its surroundings. The development is therefore deemed to comply with the principles for residential extensions as outlined in saved UDP Policy

DC1, and Policies DM1 and EN1 of the Core Strategy, which seek to ensure that new additions are proportionate, respectful of local character, and do not adversely affect residential amenity.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials, these have been selected to match the existing building, ensuring continuity in appearance.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The storage of bins is not affected by this proposal as adequate space is still retained along the side for the movement of bins for collection. Therefore, accords with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise. The proposal is considered to comply with saved policies DC1 of the UDP, Policies DM1, SP1, EN1 and EN19 of the Manchester Core Strategy and the objectives of both The Places for Everyone Plan and the NPPF.

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

Received 4th February 2026 numbered P001 Proposed site Plan

Received 4th February 2026 numbered P002 Proposed Location Plan

Received 4th February 2026 numbered P001 Proposed Ground Floor Plan

Received 4th February 2026 numbered P002 Proposed First Floor Plan

Received 4th February 2026 numbered P003 Proposed Second Floor Plan

Received 4th February 2026 numbered P004 Proposed Roof Plan

Received 4th February 2026 numbered P005 Proposed Front Elevation

Received 4th February 2026 numbered P006 Proposed Left Elevation

Received 4th February 2026 numbered P001 Proposed Right Elevation

Received 4th February 2026 numbered P001 Proposed Rear Elevation

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

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) Swift Bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

21 Bournelea Avenue, Manchester, M19 1AE
19 Bournelea Avenue, Manchester, M19 1AE
17 Bournelea Avenue, Manchester, M19 1AE
20 Kenwood Avenue, Manchester, M19 1EJ
18 Kenwood Avenue, Manchester, M19 1EJ
24 Kenwood Avenue, Manchester, M19 1EJ
23 Kenwood Avenue, Manchester, M19 1EJ
15 Kenwood Avenue, Manchester, M19 1EJ
21 Kenwood Avenue, Manchester, M19 1EJ
26 Kenwood Avenue, Manchester, M19 1EJ
25 Kenwood Avenue, Manchester, M19 1EJ
19 Kenwood Avenue, Manchester, M19 1EJ
17 Kenwood Avenue, Manchester, M19 1EJ
16 Kenwood Avenue, Manchester, M19 1EJ
25 Bournelea Avenue, Manchester, M19 1AE
23 Bournelea Avenue, Manchester, M19 1AE

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