

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144524/FH/2025
Date registered valid: 14 November 2025
Proposal: Erection of single storey rear extension
Address: 106 Broadway, Manchester, M40 3WQ
Ward(s): Moston Ward

Applicant: Mr Thomas Sutcliffe, 1st Construction North West Ltd
Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 02 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 November 2025

Expired: 16 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a hip roof, two-storey semi-detached, dwellinghouse within a mixed use setting of the Moston ward of north Manchester.



Figure 1. Site visit 08.12.2025

The application site abuts Broadway (the A663), a busy dual carriage arterial highway which connects Moston with Failsworth, Middleton and the M60 ring road.

The site benefits from combined substantial amenity along the front, side and rear - the depth of the rear garden alone is approximately 29 metres deep. There is an existing front porch, front driveway, store along the side elevation, raised rear patio area with stepped access, outbuildings along the rear garden, including boundary treatment. Wheeled bins are stored within curtilage.

Site History

- 143972/PDE/2025 - Prior notification of proposed larger home extension projecting 5.5m to the rear with a maximum height of 3.3m and a height at eaves of 2.4m. Turned Away (Legislative) 27.10.2025

Description of development

The submitted application proposes a single storey rear.

The initially submitted application has been slightly revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 18.12.25). The revised plan would include:

- Obscure glazing to the proposed side facing door, and
- a shallow hip roof design

The revised proposal would be stepped away from the common shared boundary with no. 108 Broadway approximately 550mm. It would also maintain a separation distance of approximately 3634mm from the common shared boundary with no. 104 Broadway and would measure approximately (5500mm deep x 4230mm wide x 3302 high). It would comprise of a shallow hip roof and would include windows along the rear elevation, together with fully obscurely glazed doors along the side elevation, facing the common shared boundary with no. 104 Broadway. It is intended to use external facing materials to match the existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance, policy and legislation are considered to be relevant to the proposed development.

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1: Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places

ISSUES

In the case of the application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 18.12.25).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Impact of works (single storey rear extension) - In light of the revised plans subsequently submitted, (dated, 18.12.25), it is considered that the issues raised with the planning agent have been sufficiently overcome. Therefore, in light of this factor, although the extension would project approximately 5500mm deep along the shared boundaries with nos. 104 and 108 Broadway, given the resultant contextual relationship along these boundaries, together with maintained separation distance from those dwellinghouses along the rear boundary, it would not have a significant adverse impact upon the residential and visual amenity of the neighbouring occupiers and would cause less than substantial harm to the character and appearance of the host building.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding windows along the rear elevation, together with fully obscurely glazed doors along the side elevation, facing the common shared boundary with no. 104 Broadway. Whilst the impact to privacy and overlooking would therefore be minimal, it is however recommended that the proposed door along the side elevation is conditioned to ensure the obscure glazing remains in perpetuity and thereafter be maintained; together with a pd restriction for new opening; pursuant to policies DM1 and SP1 of the Core Strategy saved UDP policy DC1.

Impact of works (Design and appearance) - In the case of this application, the new addition is designed to match the style and features of the current host and by using matching bricks and fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the host building would not be unduly affected. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property, on-site car parking would still be maintained; pursuant

with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusion

On balance, and subject to planning conditions, the revised proposed development, (dated, 18.12.25) accords with Council policy and is therefore acceptable.

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 agent in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application. In the case of this application, the initially submitted plan has been revised, and revised plans subsequently submitted, (dated, 18.12.25). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 13 November 2025.
- Proposed Plans, (DR) A200, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.
- Proposed GA Plan, (DR) A201, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.
- Proposed Elevations, (DR) A202, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.
- Proposed 3D View, (DR) A203, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.
- 3D Plan, (DR) A204, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.
- Location Plan and Proposed Site Plan, (DR) A205, Revision C, received by the City Council as the Local Planning Authority on 18 December 2025.

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 (2012).

3) The external facing materials to be used on the extension hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale and as stated on the submitted application form.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (2012).

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 reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Plans, (DR) A200, Revision C; Proposed GA Plan, (DR) A201, Revision C; Proposed Elevations, (DR) A202, Revision C; Proposed 3D View, (DR) A203, Revision C; and 3D Plan, (DR) A204, Revision C, all received by the City Council as the Local Planning Authority on 18 December 2025, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of public amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed door along the side elevation to serve the annotated " Play room" and as shown on: Proposed Plans, (DR) A200, Revision C; Proposed GA Plan, (DR) A201, Revision C; Proposed Elevations, (DR) A202, Revision C; Proposed 3D View, (DR) A203, Revision C; and 3D Plan, (DR) A204, Revision C, all received by the City Council as the Local Planning Authority on 18 December 2025, shall be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity and be maintained.

Reason - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

104 Broadway, Manchester, M40 3WQ
20 Oakwood Avenue, Manchester, M40 3NG
110 Broadway, Manchester, M40 3WQ
18 Oakwood Avenue, Manchester, M40 3NG
108 Broadway, Manchester, M40 3WQ
102 Broadway, Manchester, M40 3WQ
16 Oakwood Avenue, Manchester, M40 3NG
14 Oakwood Avenue, Manchester, M40 3NG
12 Oakwood Avenue, Manchester, M40 3NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA