

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145123/FH/2026
Date registered valid: 5 February 2026
Proposal: Erection of front porch.
Address: 52 Northcote Avenue, Manchester, M22 9AJ
Ward(s): Sharston Ward

Applicant: Miss Winnie Tang
Agent (if any): Mr Reuben Ramelize, Arch Designs
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 06 March 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	12 Feb 2026	
Standard consultations:	Printed: 12 February 2026	Expired: 5 March 2026
Neighbour notifications:	Printed: 12 February 2026	Expired: 5 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a relatively modern three-storey mid terrace dwellinghouse on Northcote Avenue. The property features an existing porch canopy and front utility cupboard and hardstanding for off street parking. The site is susceptible to surface water flooding.

Description of area

The proposal is in a mostly residential part of the Sharston ward of Manchester. Opposite sits the TFGM Manchester Airport Metrolink Line.

Description of development

Erection of front porch.

The proposed porch replaces the existing canopy and utility cupboard and projects 1500mm from the principal elevation and runs 2861mm across the front of the property from a small set back to the shared boundary. The proposed porch is finished in brick with sloping tiled roof and glazing to the front all to match the existing.



Figure 1. Proposed plans and elevations

PLANNING HISTORY

067149/FO/SOUTH2/03

Description: Erection of 6 no. four storey apartment blocks (totalling 96 apartments) and 190 no. two and three storey dwellinghouses (comprising of either two, three or four bedrooms), making a total of 286 dwelling units, with associated landscaping and car parking.

Decision: Approved 22/05/2003

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Flood Risk Management were consulted and raised no objection to the proposed front porch, confirming the scheme can be approved with no conditions. They advise the applicant to incorporate Property Flood Resilience measures and note that the culverted Brownley Brook lies close to the site; contractors should remain observant during any excavation, and any works affecting a watercourse may require separate consent under the Land Drainage Act.

Notifications

Local Residents

No representations received.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)

- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed porch has been designed to match the existing dwelling, using the same brick, roof tiles and window style so that it reads as a natural addition to the property. Its modest size ensures it remains clearly subservient to the original house.

While the main impact would be on No. 50, the limited projection, together with the existing shared party wall and canopy, means the impact would be little more than what already exists and is therefore acceptable.

It is also relevant that small porches of up to 3m² are typically allowed under permitted development rights, which acts as a realistic fallback position.

Given its size, siting and relationship with neighbouring homes, the porch would not appear overbearing or dominant.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed porch would have a limited visual presence in the street scene, due to its modest size and position on the front elevation. The use of matching materials ensures the extension integrates well with the existing dwelling, helping it sit comfortably within the surrounding residential context.

Given the small scale and massing of the development, together with its respectful relationship to neighbouring properties, the proposal would not disrupt the established character of the area or introduce an over-dominant feature.

Effects on amenity

Privacy

The proposal would not result in any harmful loss of privacy. The new porch is at ground-floor level and does not introduce any new opportunities for overlooking beyond what already exists.

Light

The porch would not result in any unacceptable loss of light to neighbouring properties. Its single-storey height and modest projection mean it would not create any meaningful overshadowing beyond what already exists. Given its position relative to No. 50 and the presence of the existing shared boundary features, the proposal would not materially reduce daylight or sunlight to neighbouring windows or outdoor areas.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal would not alter how people access the property, and the new porch does not introduce any barriers to movement into or around the dwelling.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

Mapping indicates that the site is susceptible to surface-water flooding, and therefore it is important to ensure that small-scale development does not increase this risk. The proposal is for a modest front porch, which is not expected to materially change ground levels or drainage patterns in a way that would worsen surface-water flooding.

Flood Risk Management were consulted and confirmed they have no objection to the development and that it can be approved with no flood-related planning conditions. They advise the applicant to consider incorporating Property Flood Resilience (PFR) measures as good practice given the local context.

Their records also identify the culverted Brownley Brook running close to the site (approximately 8 metres to the east). Contractors should take care during any excavation works and remain alert to any unexpected drainage assets. If any such features are encountered, the LLFA must be notified, and further investigation may be required. Any works that could affect an ordinary watercourse may also require separate consent under the Land Drainage Act 1991.

Overall, while the site is prone to surface-water flood risk, the scale and nature of the proposed porch do not raise concerns that would prevent planning permission being granted.

Existing or proposed hazardous installations.

It is noted that the Metrolink line sits on the opposite side of the road; however, given the small scale of the proposal and its distance from Metrolink infrastructure, formal consultation was not required. A standard informative has been included to direct the applicant to Transport for Greater Manchester's Working Safely Near Metrolink guidance.

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.

PLANNING BALANCE & CONCLUSION

The proposed front porch is a modest and well-designed addition that respects the character of the host property and surrounding area. It would not result in any unacceptable impact on neighbouring amenity, nor would it worsen existing surface-water flood risk, as confirmed by the Council's Flood Risk Management team. The materials match the existing dwelling, and the extension would remain subordinate in scale, ensuring a satisfactory appearance within the street scene. With no objections received from residents and no technical constraints that weigh against the scheme, the proposal complies with the development plan when read as a whole, and there are no material considerations indicating otherwise. Accordingly, the application is recommended for approval.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- a. Drawing - Location Plan 05 Feb 2026 2025/013/A3/03 THE LOCATION PLAN
- b. Drawing - Proposed 05 Feb 2026 2025/013/A1/02 PROPOSED PLANS & ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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.

INFORMATIVE(S)

1. Minor extension applications in Flood Zones 2/3/climate change, or at risk of flooding from surface water

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2. Culvert

MCC records highlight that the underground Brownley Brook is located within close proximity to the site (approximately 8 m to the East of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all

culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.

3. Working safely near Metrolink

Details of working safely near Metrolink can be found on the Metrolink Website at:

<https://tfgm.com/public-transport/tram/working-safely>

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

56 Northcote Avenue, Manchester, M22 9AJ

54 Northcote Avenue, Manchester, M22 9AJ

50 Northcote Avenue, Manchester, M22 9AJ

48 Northcote Avenue, Manchester, M22 9AJ

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 (Middle) -

Area Team Boundary - Name: SOUTH AREA