MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144417/FH/2025
Date registered valid:	3 November 2025
Proposal:	Erection of two storey side extension to form additional living accommodation
Address:	5 Kirkway, Manchester, M9 6HT
Ward(s):	Charlestown Ward
Applicant:	Mr Saud Andas Munshi
Agent (if any):	Mr D King, NK Architectural
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29 January 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 November 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 November 2025 Expired: 3 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semidetached dwelling house on Kirkway. The property features an existing single storey side outrigger, front porch and hardstanding to the front for off street vehicle parking and a garden to the rear.

Description of area

The property is in a mostly residential part of the Charlestown ward of Manchester.

Description of development

Erection of two storey side extension to form additional living accommodation

Ground floor extension

The proposed ground floor side extension projects 2450mm from the existing side elevation and runs 4539mm from in line with the principal elevation to connect with the existing single storey side outrigger.

First floor extension

The proposed first floor side extension sits on the same footprint as the ground floor extension projecting 2450mm at the front and running the full 7700mm from inline with the principle elevation to inline with the rear elevation.

The proposed extension is finished in matching brick with a hipped tile roof to match.

PLANNING HISTORY

There is no relevant planning history.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

2no comments received neither objecting nor supporting the proposal regarding:

- Promoting the use of Swift Bricks in the development
- Impact to shared drainage

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

1. Inconsistent plans - The floor plans show a full length first floor extension whereas the elevations show it only part way or is it a flat roof to the rear? The elevations also have odd lines and drawings and its difficult to make sense of with spurious lines and missing elements.
2. Terracing - We wouldn't accept a first-floor side extension in line with the principal elevation as this could cause a terracing effect. It would need to be set back by 2000mm at first floor.
3. Bin store - As the proposal would remove rear access to the property you will need to show and provide details of a secure ventilated bin store.
4. Window on the boundary.

Updated proposed development

The updated scheme.

1. Fixes the inconsistency in the plans and provides a roof plan to show how the roofs tie together
2. Sets the first floor back by 2m to negate terracing
3. Adds a site plan for a timber feather edge board bin store to the front
4. Removes the window on the side boundary



Figure 1. Proposed elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES

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

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.
National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

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 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-Strat5: Inner Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places

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 extension has been designed to respect the character of the host dwelling, incorporating matching brick, roof tiles and window styles to ensure a coherent appearance. The extension remains clearly subservient to the original house using a lower hipped roofline and an appropriate first-floor setback from the principal elevation, which avoids any perception of terracing.

There would be no impact on No. 7, as the main body of the applicant's property fully screens the development from view. While the development sits closest to No. 3, it is wholly contained to the side elevation and does not project beyond the established front or rear building lines. As such, the level of impact is acceptable and comparable to that of the existing single-storey side element at the site.

Given its scale, position and relationship with neighbouring properties, the extension would not result in an over-dominant or overbearing form of development.

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 development would be visible from the street. However, due to its siting, limited massing and use of materials that match the host property, it would integrate well into the established streetscene. The extension would not appear intrusive or visually discordant and would therefore preserve the overall character of the surrounding area.

The scale and form of the proposal are comparable to other residential extensions within the locality. As such, the development would not disrupt the prevailing pattern of built form or undermine the area's existing character and appearance.

Effects on amenity

Privacy

The proposal includes adding new glazing to front and rear however given these similar to other windows on this elevation the impact to privacy is acceptable.

Light

Given the proposal does not project beyond the established front or rear building lines the impact to light from the added massing is acceptable and no more harmful than the main dwelling itself.

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 does not change how people can get in and out of the building.

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 removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the bin store as denoted on the submitted plans.

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development**.**

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage at the dwelling.

A comment was received from a local resident regarding the impact to shared drainage; however, matters relating to private shared drainage arrangements fall outside the scope of the planning system and are a civil matter between the relevant parties.

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 polices 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 extension has been assessed against all relevant local and national planning policies and is considered to be a well-designed and proportionate addition to the dwelling that would not result in any unacceptable impacts on residential amenity or the character of the surrounding area. All material considerations, including comments received during the notification period, have been taken into account, and no technical issues have been identified that would justify withholding permission. Matters relating to shared private drainage fall outside the planning system and therefore carry no weight in the assessment. Overall, the development accords with the Manchester Core Strategy, saved UDP policies, Places for

Everyone, and the NPPF, and represents sustainable development; planning permission is therefore 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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 03 Nov 2025 THE LOCATION PLAN
b. Drawing - Proposed 26 Jan 2025 A100 D FLOOR PLANS
c. Drawing - Proposed 26 Jan 2025 A103 D ELEVATIONS
d. Drawing - Existing & Proposed 15 Jan 2026 A104 A ROOF PLAN
e. Drawing - Site Plan 26 Nov 2025 A105 PROPOSED

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.

4. BIN STORAGE – AS PER APPROVED PLAN

The bin storage area shown on the approved plan/drawing ref SITE PLAN A105, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

INFORMATIVE(S)

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

3 Kirkway, Manchester, M9 6HT

8 Kirkway, Manchester, M9 6HT

6 Kirkway, Manchester, M9 6HT

4 Kirkway, Manchester, M9 6HT

2 Kirkway, Manchester, M9 6HT

7 Kirkway, Manchester, M9 6HT

9 Inverness Avenue, Manchester, M9 6HN

7 Inverness Avenue, Manchester, M9 6HN

11 Inverness Avenue, Manchester, M9 6HN

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