

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144989/FH/2026

Date registered valid: 26 January 2026

Proposal: Erection of a single-storey front extension, a part single, part two-storey side extension and a part single, part two-storey rear extension to form addition living accommodation.

Address: 18 Roker Avenue, Manchester, M13 0TP

Ward(s): Rusholme Ward

Applicant: Hamad Cheema

Agent (if any): Mr Andrew Brodie, AGB CAD Services Ltd

Case officer: Ciara Gettinby
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Recommendation: Approve

Date of recommendation: 30 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 March 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 February 2026 Expired: 24 February 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 subject of this householder application is a semi-detached two-storey C3 dwellinghouse. The property features white uPVC window frames, red brickwork and grey roof tiles. To the front of the property is a hardstanding driveway that has the parking provision for two vehicles, this area is bordered by mid-rise metal railings. To the side and rear of the property is private amenity space which is completely paved. To the rear of the property are two outbuildings, which are proposed to be removed.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Roker Avenue is a residential street in the Rusholme Ward of Manchester. The avenue is surrounded by similar built semi-detached and terraced family properties all of a similar design and age. The property is located east of Manchester Grammar School. The area benefits from nearby green space such as Birchfields Park. The area also benefits from multiple sustainable transport networks nearby, including multiple bus routes.

Description of development

The applicant is seeking planning permission for the erection of a single-storey front extension, a part single, part two-storey side extension and a part single, part two-storey rear extension. This would facilitate, a reception, seating area/ dining room, a playroom and two additional first floor bedrooms.

Consultations & Notification Responses

Neighbours, as per appendix 1- one objection was received.

The objection is highlighted as below,

- The proposal would create more parking problems
- There are concerns the property is a house of multiple occupation.
- The proposal would create issues with bin storage.

Resident's concerns will be taken into account throughout the assessment of the application. There is no planning history to suggest the property would be used as a house of multiple occupation, in which the property would need consent for, and the amended plans demonstrate adequate bin storage to the front of the property. The development is not considered to affect the existing parking provision, and at least one car parking space would be retained to the front of the property.

Site Photos:



Image 1



Image 2

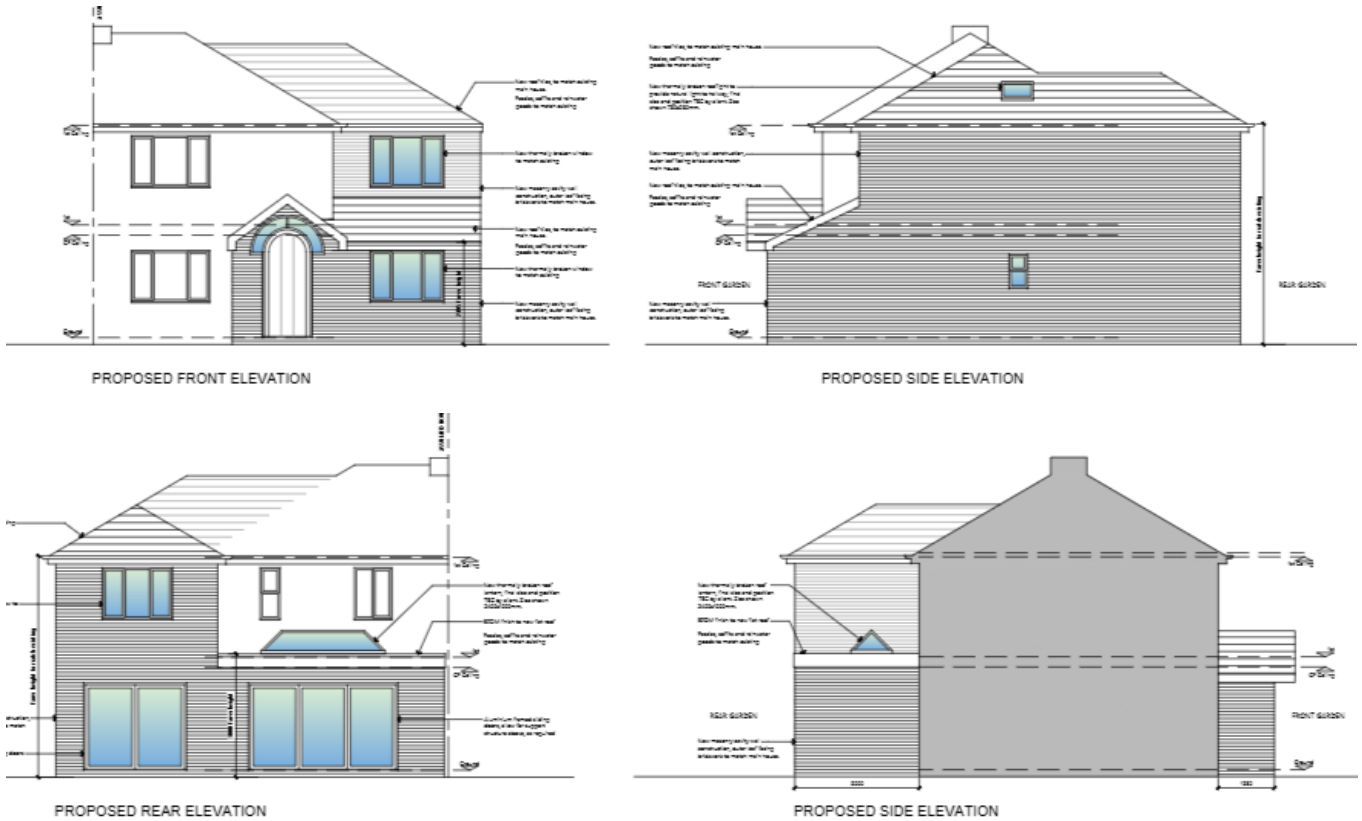


Image 3



Image 4

Proposed Plans:



POLICY

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

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th 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 EN19- Waste

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

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extension will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a single-storey front extension, a two-storey side extension and a single-storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

- 120818/FH/2018, Erection of a part single and part two storey side and rear extension to semi-detached residence, Approved 2018.

However, when carrying out the site visit, it became apparent that this planning approval has not been carried out on the property.

Siting Scale and Massing

Single storey front element:

The front extension would project forwards from the original dwellinghouse and the proposed side extension. From the dwellinghouse the front extension would project forwards by 1.125m and would have a pitched roof that would measure to 3.6m sloping down to meet the eaves at 2.5m. From the side extension, the front extension would project forwards by 2m and would propose a mono-pitched roof that would propose a roof height of 3.5m sloping down to meet the eaves at 2.2m. The whole front extension would measure 6m lengthways across the front of the property and feature five windows which would face out onto the street scene.

Two-storey side element:

The side extension would project sideways from the dwellinghouse by approx. 3.6m. The side extension would be set back from the principal building line by 0.86m and extend 9m down the side of the property to the rear extension. The roof height would sit just below that of the original dwellinghouse, at 7.3m, sloping down to match the original properties eaves at 5.1m. The side extension would feature thirteen windows overall, five of which would face into the applicant's rear garden. Six windows would face out onto the street scene, and one would be utilised as a roof light. The side extension also features a window on the side elevation which would be obscurely glazed, which will be conditioned within the decision notice.

Single-storey rear element:

The rear extension projects backwards from the dwellinghouse by 3m, and projects across the rear of the property by 5.4m to meet the side extension element. The development features a flat roof that measures a roof height of 3m. The rear extension features four windows, three of which would be bi-fold doors that face into the applicant's rear garden, and one roof light.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Negotiations and Amendments

The original submitted application was amended to partially remove the front extension, include a bin store and amend the porch roof design. This would result in a reduced impact on the adjoining property, and an improved visual appearance of the proposal within the street scene.

Appearance and Visual Amenity

The submitted application form indicates that the extensions would be built with matching materials to the original dwellinghouse. Matching brickwork to the original house and matching roof tiles would be utilised. The rear extension would feature a flat roof and would be made of EPDM finish in a similar colour to the roof tiles. All windows/ doors would be made of white uPVC frames to match the existing property. Similar developments of this nature have been approved in the street scene, specifically no. 16 Roker Avenue. Ref- 128575/FH/2020, 'Erection of a part single, part two storey side extension and porch to provide additional living accommodation' these works are considered to set a precedent within the street scene.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The extension would not be visible from the street scene and would not have a presence within the street scene. The development would not be out of place for the character of the street as many other residents have benefitted from planning permission. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted site plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be maintained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, No. 20 Roker Avenue sits south-west of the applicant property. Regarding sunlight, the extension is considered to cause a slight overshadowing on the neighbouring property, however this would not be so significant to warrant a reason for refusal. Considering the permitted development fallback of the 3m projection and single storey height, the rear extension is not considered to create an overbearing feature for the neighbouring property. The small set back of the rear extension against the shared boundary (0.1m) would also limit any impact of the extension. The two-storey side extension would be situated 5.6m from the shared boundary with no. 20 Roker Avenue and the distance is considered to lessen any impacts from this element of the proposal. The front extension would be set off the adjoining property by approx. 3.4m and the small projection of 1.1m is not considered to cause an overbearing feature to the neighbouring property. No windows would face towards this property, and therefore the existing levels of privacy between the neighbouring residential units would remain unaffected.

The non-adjoining neighbour, no. 16 Roker Avenue is located north-east of the applicant property. This property has benefitted from planning consent of an application of a similar nature, a part single, part two-storey side extension and porch. This development has resulted in a two-storey blank wall against the shared boundary (please see image 2.) This property is considered separated from the rear extension element of the proposal and would not be affected by any residential amenity implications associated with this. As the shared boundary with this property chamfers, the smallest distance between the development and shared boundary would be 0.4m to the front, and the largest distance would be 2.5m to the rear. The two-storey side extension would be set back at least 0.8m from the shared boundary and the extension is not considered to create any significant overshadowing to this property. The two-storey extension would pass the neighbouring properties' rear building line but would keep in line with the original shape of the property and its corners. Unlike the neighbouring property, the extension would not chamfer towards the boundary line. Conclusively, the front extension is not considered to create an overbearing presence to no. 16 Roker Avenue due to the small set back, one storey height and modest dimensions.

One window would face towards no. 16 Roker Avenue, on the ground floor side elevation. Due to the nature of the present blank wall, this window is not considered to give rise to any further overlooking than that is present. Additionally, an obscure glazing condition would be attached to the decision notice to ensure that this window would not give rise to any further issues associated with privacy.

The property to the rear, No. 12 Omer Avenue is not considered to be impacted by the proposal as the property is located approx. 24m away. The neighbouring property is not considered to be affected by any residential amenity implications including, overshadowing, privacy, onlooking, or loss of outlook.

Given the above reasons, the proposed extension should not give issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking

The amended proposal includes a bin store to the front of the property, which would provide adequate storage for the associated bins of the property. The parking provision to the front of the property would be retained with space for two vehicles.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy and chapter 8 and 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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 applicant has been determined in a timely manner, in accordance with the policies in 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:

Proposed Plans, ref- 2514-03A
Proposed Elevations, ref- 2514-04A
Block Plans, ref- 2514-05

Received on 20 March 2026

Location Plan, ref- 2514-01

Received 19 January 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.

- (3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[Brickwork to match existing]*
- *[Roofing tiles to match existing and EPDM finish to flat roof]*
- *[uPVC window frames to match the existing]*

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) The bin storage area shown on the approved plan/drawing Proposed ground floor plan, ref- 2514-03, 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.

- (5) The window on the ground floor of the side elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative:

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

17 Roker Avenue, Manchester, M13 0TP
14 Roker Avenue, Manchester, M13 0TP
10 Roker Avenue, Manchester, M13 0TP
24 Roker Avenue, Manchester, M13 0TP
19 Roker Avenue, Manchester, M13 0TP
16 Roker Avenue, Manchester, M13 0TP
14 Omer Avenue, Manchester, M13 0UP
12 Omer Avenue, Manchester, M13 0UP
10 Omer Avenue, Manchester, M13 0UP
8 Omer Avenue, Manchester, M13 0UP
22 Roker Avenue, Manchester, M13 0TP
20 Roker Avenue, Manchester, M13 0TP
15 Roker Avenue, Manchester, M13 0TP
13 Roker Avenue, Manchester, M13 0TP
12 Roker Avenue, Manchester, M13 0TP
11 Roker Avenue, Manchester, M13 0TP

Appendix 2 – Planning constraints

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