

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144192/FH/2025

Date registered valid: 29 October 2025

Proposal: Erection of a part single storey side and rear and two storey rear extension increase living accommodation

Address: 8 Pioneer Street, Manchester, M11 4FH

Ward(s): Clayton & Openshaw Ward

Applicant: Mr John Cowe

Agent (if any): Mr D King NK Architectural

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:

Printed: 12 November 2025

Expired: 3 December 2025

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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a 2 storey, hip roof, quasi semi-detached dwellinghouse within a residential setting of Clayton & Openshaw ward. The site benefits from existing amenity space along the front, side and rear elevation; together with boundary treatment, approximately 1.8 metres high along the side and rear perimeter; whilst incorporating gated access along the side elevation.



Figure 1. (Site visit 25.11.2025)

The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, fully hard surfaced front driveway, a conservatory extension to the rear, together with a detached timber frame outbuilding along the rear garden.

The immediate area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to Ravensbury Street Primary School, the National Cycling Centre, and public outdoor amenity and green spaces, such as, Philips Park.

Site History:

- 063168/FO/NORTH2/01 - Environmental improvements and gating of alleyways with 2.4 high metre gates behind 2/42, Heather St., 1/41 & 2/42 Ben St, 21/41 Sheldon St, 2/16, Stockholm St, and Pioneer St. Approved 31.10.2001

Description of development

The submitted application relates to a proposed part single storey side and rear and two storey rear extension.

The initially submitted plan has been revised in the interest of residential and visual amenity and revised plans were subsequently submitted, (dated, 17/12/25, 18/12/2025 and 21/01/26). The revised would comprise of:

- removal of initially proposed first side facing window. Fenestration would now be limited to the rear and roof elevations only.
- clarification provided, in relation to the existing and proposed roof configuration.

The revised proposal along the ground floor would be set back approximately 6675 from the front building line of the original dwellinghouse and would measure approximately 614mm wide. It then projects approximately 4383mm deep along the common shared boundary with no. 10 Pioneer Street. It then comes forward of the common shared boundary with no. 6 Pioneer Street approximately 6541mm wide and then it comes forward of the rear building line of the host building approximately 4000mm deep, whilst leaving a gap from the common shared boundary with no. 6 Pioneer Street. It would comprise of a flat roof, with the proposed height measuring approximately 3004mm - (3343mm to the pitch of the proposed roof lantern). It would include 1 no. windows along the roof elevation; including further windows and a door along the rear elevation. The first floor element would maintain a separation distance from the first floor common shared boundaries with nos. 6 and 10 Pioneer Street of approximately 2414mm and 1195mm respectively and measures approximately (3000mm deep x 3728mm wide). It would comprise of a hip roof, with the pitch of the roof set below the host roof ridge and would include windows along the first floor rear elevation. It is intended to use materials similar to existing.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal.

One representation was received who was neither objecting to, nor supporting the planning application, but suggested an addition of Swift nest bricks by way of a planning condition to provide enhancement for biodiversity.

2. Flood Risk Officers

Flood Risk Officers have reviewed the documents and recommend approval. No Condition Required.

POLICY

The following guidance and policies 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:

- Section 2 - Achieving sustainable development

- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, initially submitted plan has been revised in the interest residential and visual amenity and revised plans were subsequently submitted, (dated, 17/12/25, 18/12/2025 and 21/01/26).

Principle

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 side and rear extension) - In light of the revised plans subsequently submitted, (dated, 17/12/25, 18/12/2025 and 21/01/26), the issues raised with the planning agent have been sufficiently overcome. The revised submitted plan is designed to appear subservient to the original dwellinghouse, and would not be readily visible from the street, coupled with the set-back along the front elevation, the roof design, together with the proposed gap and separation from the boundaries, it is therefore considered that given this context, the proposal would have minimal impact upon the residential and visual amenity of the area and would be an addition that was in character of the appearance of the host dwelling.

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

Whilst the proposed rearward projection along the ground floor at approximately 4000mm, would be (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions; in this instance it is considered that the residential plot can accommodate the size of extension proposed and would retain a sizable depth of rear garden, it is not considered that this variance would cause any significant harm upon existing residential and visual amenity.

In terms of any adverse impact to privacy, overlooking and visual intrusion, the revised plan mitigates any undue adverse impact from these matters. The revised proposal limits fenestration to the rear and roof elevations only, combined with the proposed separation distance from the first floor side boundaries, coupled with existing high boundary treatment along the rear perimeter, together with the separation distance that would still be maintained from those properties along rear boundary, the impact to privacy, overlooking and visual intrusion would be less than substantial harm, and thereby, the revised proposal accords with policies DM1 and SP1 of the Core Strategy and 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 by using matching bricks and fenestration and in terms of the first floor roof configuration, 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, together with the use of proposed materials, the character of the street would not be unduly affected. The revised proposed extension, (dated, 17/12/25, 18/12/2025 and 21/01/26) could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. A materials condition has been attached to ensure that proposed matching materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Vehicular access and car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - Whilst the existing side access would in-part be lost to accommodate the proposed extension, it has been demonstrated that a minimum side access, approximately 700mm wide, would still be maintained - (revised FLOOR PLANS dated, 21/01/26, Rev A), which is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Matters Raised by representation - The matters raised by the respondent have been duly considered, although there are no material considerations of sufficient weight to warrant the refusal of planning permission. It is therefore, recommended that an advice note by way of an informative to cover the matters raised is attached to any recommendation for planning approval.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 17/12/25, 18/12/2025 and 21/01/26) responds positively to policy and no comments or objections have been received in response to this application from local residents.

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

In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted - (dated, 17/12/25, 18/12/2025 and 21/01/26). The local planning authority had no other issues to raise with the proposed and 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 06 October 2025.
- Location Plan with application site edge in red, received by the City Council as the Local Planning Authority on 06 October 2025.
- Proposed plans shown on drawing - Existing & Proposed ROOF PLAN, drawing number A107 REV C, received by the City Council as the Local Planning Authority on 18 December 2025.
- Proposed ELEVATIONS, drawing number A101 REV C, received by the City Council as the Local Planning Authority on 17 December 2025.
- Proposed GF and Proposed GA PLAN, drawing number A100 REV A, received by the City Council as the Local Planning Authority on 22 January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details and as specified in Condition 2 of this approval, received by the City Council as the Local Planning Authority on 17/12/25, 18/12/2025 and 22/01/26.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and 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 ELEVATIONS, drawing number A101 REV C, received by the City Council as the Local Planning Authority on 17 December 2025 and Proposed GF and Proposed GA PLAN, drawing number A100 REV A received by the City Council as the Local Planning Authority on 22 January 2026, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informative

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

MCC Flood Risk Management

6 Pioneer Street, Manchester, M11 4FH
12 Pioneer Street, Manchester, M11 4FH
3 Ashurst Avenue, Manchester, M11 4FP
10 Pioneer Street, Manchester, M11 4FH
5 Ashurst Avenue, Manchester, M11 4FP
4 Ashurst Avenue, Manchester, M11 4FP
19 Pioneer Street, Manchester, M11 4EQ
17 Pioneer Street, Manchester, M11 4EQ
15 Pioneer Street, Manchester, M11 4EQ

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
Area Team Boundary - Name: NORTH AREA