MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144085/FH/2025
Date registered valid:	31 October 2025
Proposal:	Erection of single storey rear extensions to existing rear garden room
Address:	9 Hadley Avenue, Manchester, M13 0UU
Ward(s):	Rusholme Ward
Applicant:	Mr Jehanzaib Awan
Agent (if any):	Mr Ahmed Choudhry NADA Architects
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	8 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: December 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 November 2025 Expired: 4 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
The property that is the subject of this householder application is a two- storey brick built semi-detached dwellinghouse in the Rusholme area in the south side of Manchester. It has garden area to the front and rear, with the rear garden being accessed from alongside of the property through a gate. There are several units within the garden located at the bottom of the garden. These comprise of a storeroom, an office and a kitchenette. To the front of these existing units sat a timber shed, this has been demolished and replaced with the partly completed unit now being applied for. The property features a large front garden with hardstanding for vehicle parking a, a single storey side extension and metal railing boundary treatments to the property frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Hadley Avenue is a residential road situated within the Rusholme Ward close to Birchfields Road (A34) The immediate area is residential in terms of character, consisting of semi-detached and terraced family dwellings

Description of development
The applicant is seeking permission for the retrospective consent for an additional single storey extension to be added onto the existing free- standing units. The existing units are constructed of strand fibre board, and the internal areas have been fitted out with a kitchenette, storage areas and one of the areas has timber flooring and seating areas. The additional structure continues on from these existing structures and replaces the area that was occupied by a shed, but the additional unit (already constructed) is of a much larger footprint. The details submitted on the drawings show that all of the units would be finished in a white Upvc cladding. The

previously approved application (see below) has not yet been implemented but is still extant having been approved 25th March 2025.

Planning History
142004/FH/2025- Erection of first floor side extension with Juliet balcony together with a rear dormer and Juliet balcony.

Consultations & Notification Responses
Local residents were informed-no representations have been received.

Issues

Policy
Local Development Framework
The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 - 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.
A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:
Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN1 (Design Principles and Strategic Character Areas) - All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The National Planning Policy Framework (December 2025)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", .
Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed places.

Principle-The submitted application is for an additional outbuilding to be attached to the existing free- standing units to create an 'L' shape of buildings occupying the rear yard. The units are annotated as storage facilities, and kitchenette, however one has a large area of seating, and another is partly fitted with a kitchen. The additional unit also proposes a shower room and storage. The principle of additional development on an established residential property within a residential area is mainly considered acceptable, however consideration must be given to the proposals' appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. It is believed that that proposed outbuilding has a harmful impact to both residential and visual amenity. Principally as a consequence of its position, use of poor- quality materials and relationship with neighbouring residential properties.

Residential and Visual amenity-
Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents. It is highlighted that all developments should have regard to appropriate siting, layout, scale, massing and materials.
The Guide to Development in Manchester (SPD), an important material consideration in the determination of such developments, advocates that consideration should be given to the scale and appearance of new developments to ensure that they are informed by their context.
Paragraph 2.13 of the 'Guide to Development in Manchester' states that:
'The scale, position and external appearance of new buildings should respect their setting and relationship with adjacent buildings, enhance the street-scene and consider their impact upon the roofline and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings'
The proposal given its footprint, height and materials is considered would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. The structure presents as a high monolithic run of buildings that extend well above the adjoining boundary fences. This results in an overbearing feature when viewed from the neighbouring properties.

The Council's guidance is also supported by the National Planning Policy Framework (NPPF).
Paragraph 130 states:
Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and 39
f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
Paragraph 134 goes onto state that:
'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.
In this case and with reference to the policy and guidance outlined, it is the Council's view that the proposed outbuilding, due to its position, use of poor-quality materials and relationship with neighbouring properties, has an undesirable, obtrusive effect on the design and character of the property itself and the area within which it is located and would be unduly overbearing to neighbouring proprieties, particularly No.7. This in turn would have a detrimental impact to the amenity and outlook of the neighbouring occupiers.

Whilst it is noted that the application intends to clad the existing breeze block structure with timber, it is not considered that this would overcome the Council's concerns.
The proposed building is not readily visible from the highway but is from neighbouring properties. The use of use of materials at odds with the masonry used for surrounding dwellinghouse, creates a poor quality feature when viewed in the context of the property itself and the neighbourhood and creates a shed-like structure which would not normally occupy a footprint of this size, which is exacerbated further due to the cumulative impact of the total number of units within the rear garden. it actually changes the character of the garden due to the loss of usable external amenity space.

The height of the structure in close proximity to the rear boundaries with the neighbouring property, creates a sense of
enclosure, forming an overbearing feature which would be harmful to the amenity of neighbouring occupies, negatively affecting their outlook, whilst being unduly dominant on the common boundary.
This all serves to create a negative, unattractive and imposing feature, at odds with the character and appearance of the area and the visual amenity of neighbouring properties.

Given the above, it is considered that the outbuilding has a harmful impact to visual amenity and due to its position, undermines the living condition of neighbouring occupiers in terms of amenity due to its overbearing nature. The proposed development is therefore contrary to. policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

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.

Recommendation: Refuse

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed outbuilding, by virtue of its position, relationship with neighbouring properties and use of materials, creates an unduly intrusive, overbearing and unattractive feature, harmful to the character and appearance of the area, to the detriment of residential and visual amenity. The proposed development is therefore contrary to policies DM1, EN1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

12 Hadley Avenue, Manchester, M13 0UU
15 Whitburn Avenue, Manchester, M13 0UR
8 Hadley Avenue, Manchester, M13 0UU
8A Hadley Avenue, Manchester, M13 0UU
11 Hadley Avenue, Manchester, M13 0UU
7 Hadley Avenue, Manchester, M13 0UU
21 Whitburn Avenue, Manchester, M13 0UR
19 Whitburn Avenue, Manchester, M13 0UR
17 Whitburn Avenue, Manchester, M13 0UR
10 Hadley Avenue, Manchester, M13 0UU

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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA