MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144503/FH/2025
Date registered valid:	8 December 2025
Proposal:	Erection of single and double storey wrap around extension replacing existing porch, rear single storey build and garage.
Address:	19 Sandhurst Avenue, Manchester, M20 1ED
Ward(s):	Old Moat Ward
Applicant:	Mr Paul Mallaband
Agent (if any):	Mr Ben Hall, Studio Reform Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18 Feb 2026**

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APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 December 2025 Expired: 9 January 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 two-storey semidetached dwellinghouse on Sandhurst Avenue. The property features a front projecting principal elevation and an existing single storey rear extension. A detached garage is featured in the landscaped rear garden and hardstanding for off street vehicle parking is featured to the front garden.

Description of area

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

Description of development

Erection of single and double storey wrap around extension replacing existing porch, rear single storey build and garage.

Ground floor

At ground floor the rear extension would project 3000mm at the shared boundary (using the existing rear extension) and span 4000mm where it then increases to a 7000mm projection spanning 4000mm to meet the new proposed side elevation. The proposed side extension projects 2760mm from the original side elevation and runs 14800mm from a small set back to the forward principal elevation to meet the rear of the proposed rear extension. Together the extension forms a full wraparound and encloses the front porch. A 900mm gap is retained to the shared boundary.

First floor

At first floor the rear extension would project 3000mm across the full 8000mm rear of the original dwelling and side extension. The first floor side projects 2760mm from the existing side elevation and runs 5100mm from the rear elevation of the proposed rear extension to 5800mm short of the principle elevation.

The extension is finished in matching brick and white render, with red tiled roof to match. New glazing is featured to front side and rear along with large lantern roof light to the rear extension.

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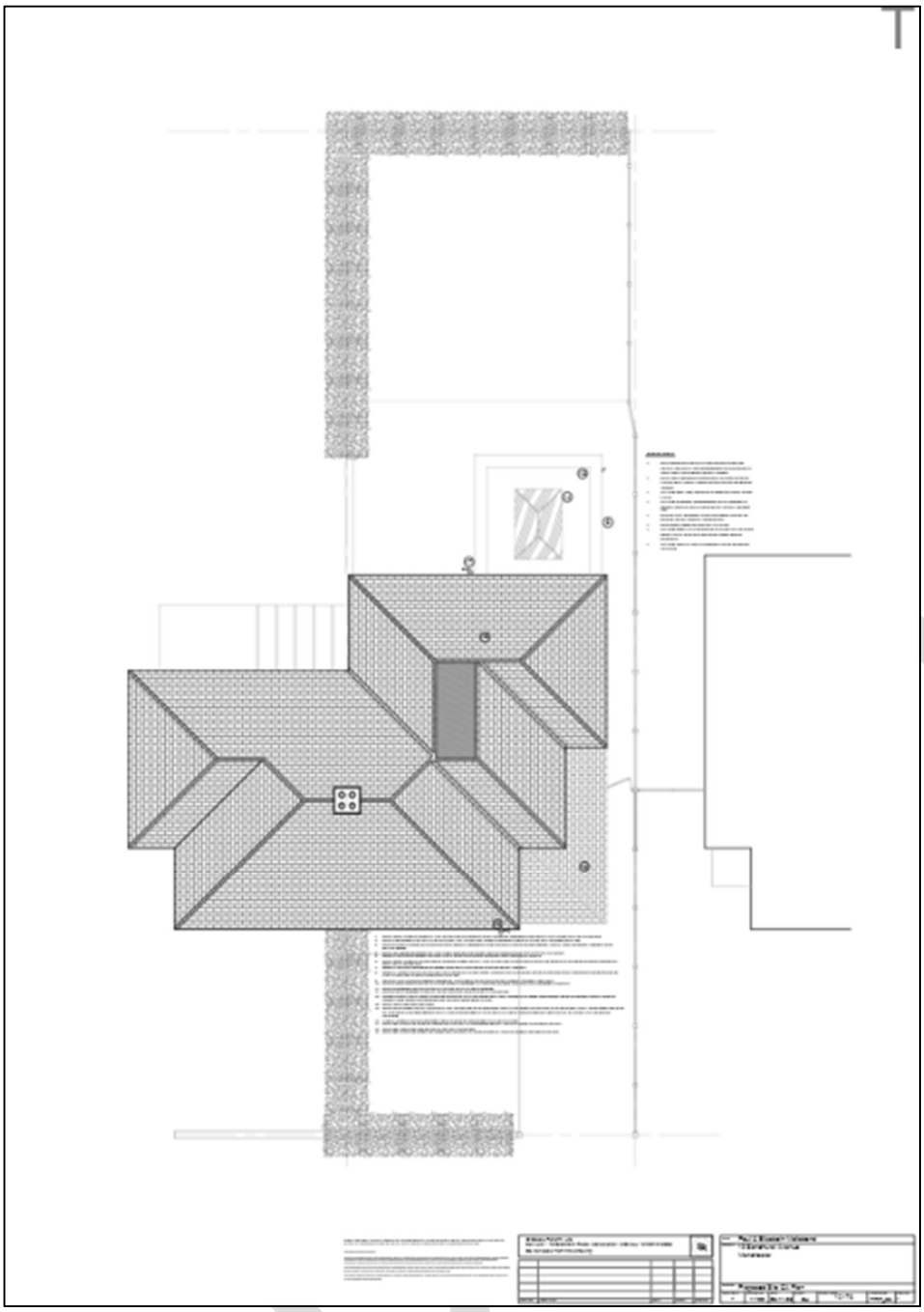


Figure 1. Proposed site plan

PLANNING HISTORY

105058/FH/2014/S1

Description: Erection of single-storey rear extension to form additional living accommodation
Decision: Approved 11/04/2014

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local residents
Four comments were received in objection to the proposal with concerns, a summary of these comments is set out below:

- the scale and proportion of the two-storey element, which is considered out of keeping with the surrounding semi-detached properties
- loss of daylight and sunlight to neighbouring ground-floor rooms, including a sun lounge and dining room
- an overbearing impact arising from the proposed upper-storey wall being in close proximity to a first-floor window
- negative effects on the neighbour's amenity and wellbeing
- a request for a site visit to understand the impacts and for the application to be determined by Planning Committee rather than under delegated powers
- The proposal is widely regarded as an overdevelopment of a small semi-detached dwelling, resulting in an excessively large and bulky form that is not subservient to the host property
- All neighbours express concern over loss of daylight, sunlight and privacy to adjoining properties due to the full-width and two-storey massing of the side and rear extensions
- The two-storey side extension is considered too close to the boundary, increasing overshadowing—particularly to the neighbouring property north of the site. Some note the side extension appears within ~1 m of the boundary, creating risk of a future terracing effect.
- The upper-storey rear elevation is said to create overlooking of neighbouring gardens, affecting residential amenity.
- Concerns raised about the rear projection length, with one neighbour noting it appears to extend beyond 3.65 m, intensifying impacts.
- All neighbours highlight the loss of off-street parking due to demolition of the garage and development over the driveway, worsening existing parking pressures in a permit-controlled area.
- All objections assert that the proposal is contrary to Citywide Development Control Policies, citing harm to amenity (daylight, privacy), design incompatibility with the street scene, excessive bulk and loss of parking (DC1.1, DC1.2, DC1.3, DC1.4)
- Several neighbours recommend removing the two-storey side extension entirely and reducing or staggering the first-floor rear element, referencing similar approaches approved at nearby properties.
- One objection also notes dissatisfaction with the lack of neighbour consultation prior to submission, though acknowledges this is not a material planning consideration
- One neighbour comments that the design would form a visual "carbuncle" on the street scene, signalling strong perceived harm to local character.

1no. neutral comment received regarding:

- Advocating for the use of swift bricks

Concerns raised by residents have been fully considered. These reflect similar themes to those of adjoining neighbours and have been addressed within the assessment.

Reference has been made to a lack of pre-application engagement with neighbours. While early dialogue between applicants and residents is encouraged, it is not a statutory requirement, and the absence of such engagement does not carry weight in the determination of the application.

NEGOTIATIONS

During the consultation phase, concerns were raised regarding the scale and proximity of the proposed two-storey rear extension. The extension spanned the full width of the property and projected to the shared boundary with No. 17, which could result in an overbearing and overshadowing effect on the neighbouring property. In particular, the massing close to the boundary has the potential to adversely impact the outlook from the first-floor rear windows of No. 17.

To address these concerns, discussions were undertaken with the applicant in a positive and proactive manner, in line with paragraph 38 of the NPPF, to explore design amendments that would reduce the perceived dominance and mitigate any unacceptable impact on residential amenity.

Updated proposed development

The updated scheme scales back the first floor projection to 2000mm from the boundary to 4000mm across the rear.

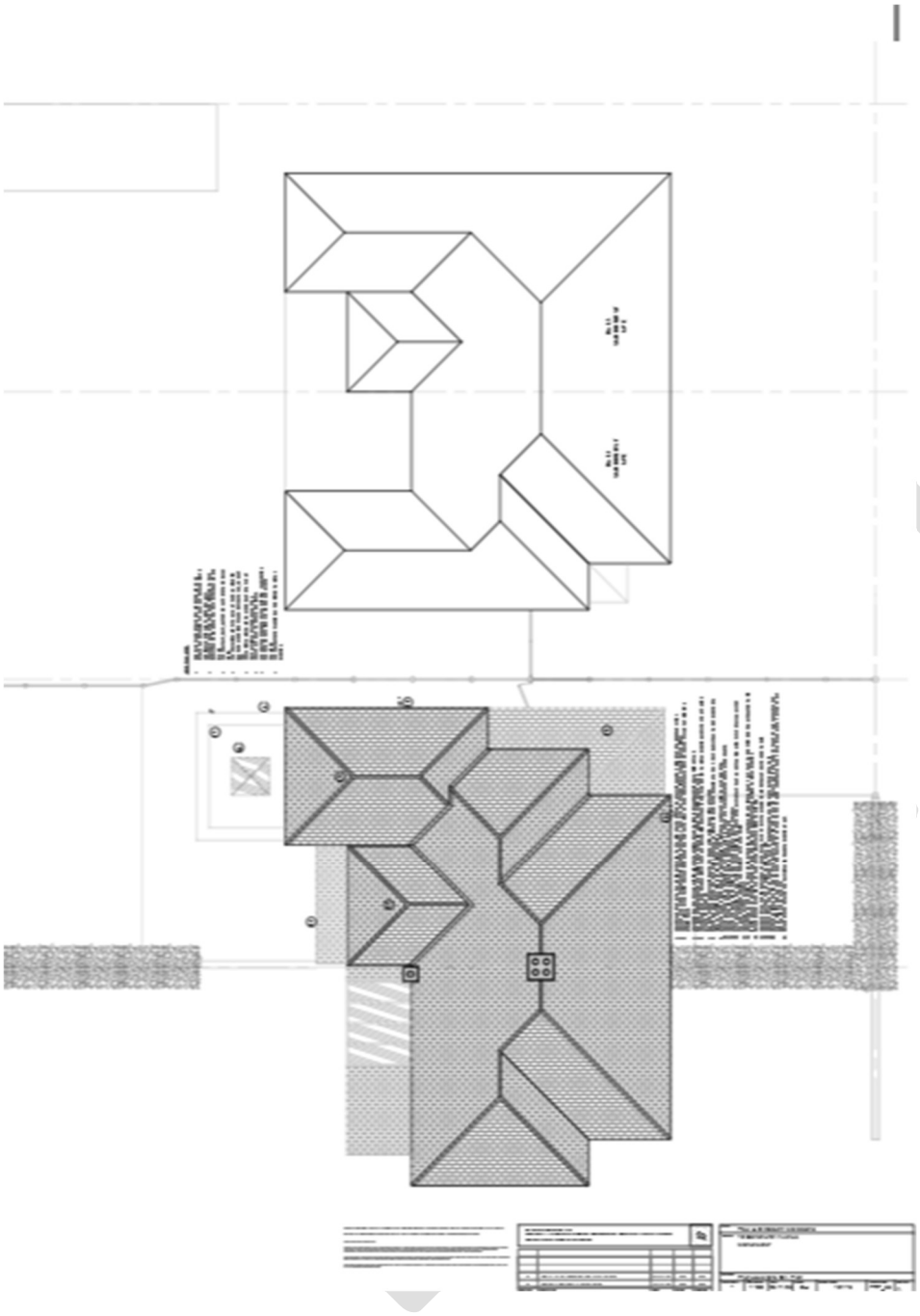


Figure 2. Updated roof plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Due to the comments received on the original consultation a notification was sent to the same list of neighbours for a further 14-day consultation period on the updated plans.

Notifications

Local Residents

One letter of objection has been received a summary of the comments is set out below:

- Noting the amended plans and how they do not address their original comments with the objection remaining unchanged
- A neighbour comments that even with the changes, the development would still result in a loss of light for the adjoining number 17 and also the neighbouring number 21. The revised plans are still an overdevelopment and should be refused.

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
    - DC28 - Minerals
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern 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.

In this case the principle of the development is considered to be 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 extensions are designed to integrate with the host dwelling through the use of matching brickwork and roof tiles, ensuring visual continuity with the existing house. The introduction of Crittall-style ground-floor windows reflects the established architectural character and assimilates well into the building. When assessed against relevant local and national design policies, the proposal is considered acceptable.

The extension is subservient to the original dwelling, being predominantly located to the rear and incorporating lower roof heights than the main house. Although forming a wrap-around extension, the development does not visually compete with the principal elevation, with the first-floor side element set approximately 5.7 m back from the principal elevation.

The side extension comprises a single storey element towards the principle elevation and where the first-floor element is introduced it is, as noted above, set back from the principle elevation and maintains a gap to the shared boundary. This clear gap, combined with the setback from the front elevation, ensures that the proposal would not result in a terracing effect and maintains the visual separation typical of semi-detached development in the street.

Although several representations describe the scheme as an “overdevelopment” of the plot, the proposal retains adequate private garden space and maintains separation distances and massing relationships appropriate for a semi-detached dwelling. The extensions remain proportionate to the host property and do not constitute overdevelopment

Effect on No. 21 Sandhurst Avenue

The proposed two-storey side and rear extension is located closer to the shared boundary than the original dwelling; however, a minimum separation distance of approximately 0.9 m is retained, providing a clear visual and physical delineation between the two properties. When assessed alongside the existing two-storey extension at No. 21, the proposed rear projection would be no greater in depth.

The further rear extension, while projecting beyond the original rear building line, is single storey with a flat roof. It replaces an existing garage currently situated in a position closer to the boundary, and the proposed development would increase the separation distance to the boundary to 0.9 m, improving the spatial relationship of this element when compared with the existing situation.

Taking these factors together, the scale, siting and massing of the proposal would not appear dominant or overbearing when viewed from No. 21, and the impact on the outlook and residential amenity of the neighbouring occupiers is considered acceptable.

Effect on No. 17 Sandhurst Avenue

The primary impact on No. 17 arises from the first-floor rear projection of approximately 2 m. Given the presence of an existing ground-floor rear extension at No. 19, the introduction of this modest first-floor element is not considered to give rise to harmful impact in perceived bulk or sense of enclosure.

In addition, the existing built features at No. 17, including the chimney stack, already influence outlook to the rear. When considered cumulatively, the limited depth of the proposed first-floor projection and the limited singe storey element that projects beyond the existing rear extension to number 17 the proposals would not give rise to a level of harm to outlook, light or overbearing impact sufficient to warrant refusal.

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Having regard to the size, design, siting and relationship to neighbouring dwellings, the proposal would not create an over-dominant or overbearing form of development. The scale and massing are considered proportionate to the host dwelling and compatible with the surrounding built form, and the proposal is on balance compliant with relevant development plan policies relating to residential amenity and design.

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 development is predominantly sited to the rear of the property, with the first-floor side element set back from the principal elevation, ensuring that the original form of the dwelling remains legible and that visual impact from the public realm is limited. The proposal utilises matching brickwork and roof tiles incorporating elements of render, with appropriately scaled openings that reflect the established character of the host dwelling and surrounding street scene.

Although incorporating both single- and two-storey elements, the proposal remains subservient in scale and massing, with lower rooflines and a rear-focused design that prevents it from appearing visually dominant. The scale of the first-floor rear extension, including a 2m projection, is comparable to existing development in the immediate vicinity, notably a similar rear extension at No. 23 Sandhurst Avenue, reinforcing its compatibility with the prevailing pattern of development. The retention of a separation to the side boundary would assist in preserving the rhythm of semi-detached dwellings and avoids a terracing effect.

Overall, the proposal are considered to assimilate into the street scene and would not result in harm to the character or appearance of the surrounding area.

Effects on amenity

Privacy

The proposal includes the installation of bifold doors to the new rear elevation; however, these are located at ground-floor level and would replace existing openings on this elevation. Rear-facing windows would maintain separation distances comparable to existing relationships along Sandhurst Avenue and would not result in an unacceptable loss of privacy to neighbouring occupiers

New windows proposed within the side elevation at first-floor level have the potential to give rise to overlooking. To address this, these windows are required to be obscure-glazed and non-opening below 1.7 m above finished floor level, which would prevent direct overlooking of neighbouring properties. As the side-facing window serves a bathroom and stairwell, this requirement is not considered onerous for the applicant and is secured by condition. To further ensure ongoing privacy is not compromised a condition has been attached which removes the permitted development rights for additional windows, doors or other openings in the development.

Light

The impact of the proposed development on levels of daylight and sunlight has been carefully considered. The first-floor rear projection is modest in depth and whilst there are rooflights within the single storey rear extension of the adjoining property, this room is also served by patio doors/windows. When assessed in the context of the existing built form and the presence of neighbouring extensions, would not result in an unacceptable degree of overshadowing or enclosure to adjoining properties.

In respect of sunlight, the rear elevations of the properties face north-west, meaning that levels of direct sunlight are inherently limited, irrespective of the proposal, and largely confined to the late afternoon and early evening during summer months. Given the scale, siting and limited projection of the extension, the proposal are not considered to materially obstruct sunlight to neighbouring properties. Taken together, the relationship with neighbouring dwellings ensures that the development would not result in a significant or harmful loss of daylight or direct sunlight to surrounding properties sufficient to warrant refusal.

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

Some neighbours have raised concerns regarding the impact of the development on their general wellbeing. While such issues are acknowledged, assessments of residential amenity must be based on demonstrable impacts on outlook, privacy, daylight and sunlight. As set out above, the proposal is not considered to give rise to an unacceptable level of harm in these respects, and therefore no specific adverse wellbeing impact is identified.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

While the proposal involves the removal of an existing garage, sufficient off-street parking would remain within the curtilage of the dwelling (hardstanding to the front). It is noted that Sandhurst Avenue is within the Christie Residents Parking Scheme however given residents can secure a permit for any vehicle registered to an address any potential residential extension has no impact on the scheme. As such, the proposal would not result in a material highway or parking harm.

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 and an appropriately worded informative is proposed.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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 on site.

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.

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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

Taking all the above into account, the proposal has been assessed against the adopted development plan and relevant material considerations. The amended scheme reduces the scale of the first-floor rear element and ensures acceptable relationships with neighbouring properties, with no significant harm identified in terms of outlook, privacy, daylight or the character of the area. The design integrates well with the host dwelling, remains proportionate, and maintains adequate outdoor space and on-plot parking. While objections have been carefully considered, the development is, on balance, compliant with local and national policy and represents an appropriate form of domestic extension. The application 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 12 Nov 2025 THE LOCATION PLAN
b. Drawing - Existing & Proposed 22 Jan 2026 10176_2026.01.21 STAGE 2 PLANNING DRAWING PACK REV B

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.

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3. Materials as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing;

a. Drawing - Existing & Proposed 22 Jan 2026 10176_2026.01.21 STAGE 2 PLANNING DRAWING PACK REV B

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. Flat roof restriction

The flat roof part of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. OBSCURE GLAZING AND TOP OPENING WINDOW – NEW DWELLING/EXTENSION TO DWELLING

The window(s) in the first 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

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

6. EXTENSIONS – PD RIGHTS REMOVED FOR NEW OPENINGS

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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

INFORMATIVES(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

67 Meltham Avenue, Manchester, M20 1FE

71 Meltham Avenue, Manchester, M20 1FE

69 Meltham Avenue, Manchester, M20 1FE

21 Sandhurst Avenue, Manchester, M20 1ED

17 Sandhurst Avenue, Manchester, M20 1ED

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14 Sandhurst Avenue, Manchester, M20 1ED

12 Sandhurst Avenue, Manchester, M20 1ED

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA

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