Planning

Growth & Development

Delegated officer report for planning application

Application no.	144733/FH/2025
Date registered valid:	9 December 2025
Proposal:	Retention of front porch.
Address:	1 Minorca Avenue, Manchester, M11 4RZ
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Vincent Israel
Agent (if any):	Dr Kanadi Jagafa, Mason and Marlowe Ltd
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	02 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 January 2026

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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

This application relates to a ground floor bay fronted, hip roof, end-of-terrace dwellinghouse along a short row of four properties within a short cul-de-sac situated close to the junction of Minorca Avenue and its junction with Stanton Street. Seymour Road South runs to the east, North Road to the north and Viola Street to west of the site.



Figure 1. (Site visit 07.01.2026)

The application site is broadly triangular shaped with existing amenity space along the front, side, and rear including boundary treatment along the perimeter, whilst incorporating a gated access along the side elevation.

There is an existing single storey side extension, hard surfaced driveway and bins are stored within curtilage behind boundary treatment. The surrounding area is characterised by a mix of residential, religious buildings, and parkland on the east side of Seymour Road South.

Site History

- 139821/FH/2024 - Erection of single storey side extension and front porch. Approved 25.06.2024

- 068816/VO/2003/N2 - CITY COUNCIL DEVELOPMENT Refurbishment of council housing including renewal of porches and canopies, new bay windows and new roofs. Approved 08.09.2003

Description of development

The submitted application relates to the retention of a front porch extension.

The principle of the front porch has previously been established by planning permission (ref. no. 139821/FH/2024). The approved porch measured approximately (1200mm deep x 2000mm wide x 2999mm maximum height), which conformed with the limitations of householder general permitted development.

In the case of this application, the front porch measures approximately [2058mm deep x 2500mm wide x 3350mm high - (2487mm to eaves)]. It is sited along the common shared boundary with no. 3 Minorca Avenue, whilst maintaining a separation distance of approximately 13633mm from the common shared boundary with no. 147 Stanton Street. It would comprise of a shallow hip roof, a door and window along the front elevation, together with 1 no. window along the side elevation facing the shared boundary with no. 147 Stanton. It is intended to use external facing materials similar to the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. An objection was received from a local resident expressing various concerns about the application. However, in terms of the planning related matters, the objector states that the porch building is large on the plans, even larger than they have currently built. Therefore, they are concerned for their health and wellbeing given the size of the porch, they anticipate it would create massing and significantly reduce their access to natural light.

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

Principle of development

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 (retention of front porch extension) - In the case of this application, in light of the fact pd rights have not been removed, the erection of a front porch to a dwellinghouse generally constitutes Householder General Permitted Development, and therefore an application for planning permission would not generally be required, provided some requirements and limitations can be met.

In this instance, the porch measures approximately [2058mm deep x 2500mm wide x 3350mm high - (2487mm to eaves)]. As the overall height exceeds pd limitations (approximately 350mm), it is this variance of which planning permission is sought. With this in mind, it is considered that due to the proposed shallow hip roof design, coupled with the resultant contextual relationship of this variance along the common shared boundaries with nos. 3 Minorca Avenue and 147 Stanton Street, the proposal could be accommodated in this location, in this instance.

Moreover, due to the fact that Minorca Avenue is a short cul-de-sac, not designed for vehicular access, coupled with the fact that the side facing window maintains a separation distance from the shared boundary fence; it is considered that it's retention would have minimal impact upon the residential and visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse. Therefore, on this basis, and on balance, the proposal is considered to be acceptable; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In terms of design and appearance, the front porch is designed to match the style and features of the current host by using matching bricks, roof tiles and uPVC fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policies SP1 and DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

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.

Objectors' comments - In terms of planning comments raised by the objector, these have been duly considered in the issues section above. Comments relating to civil matters, trespassing, shared ownership matters, boundary disputes, party wall issues and issues regulated by building control legislation would fall outside of planning legislation and therefore cannot be considered as part of this planning application.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the front porch extension responds positively to policy.

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: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but 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 09 December 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 December 2025.
- Proposed Site Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 December 2025
- Proposed Ground Floor Plan, received by the City Council as the Local Planning Authority on 09 December 2025.
- Proposed Elevations, received by the City Council as the Local Planning Authority on 09 December 2025.

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).

3) The external facing materials to be used on the extension hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale and as stated on the submitted application form.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy 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 porch extension hereby approved other than those shown on: Proposed Ground Floor Plan and Proposed Elevations, both received by the City Council as the Local Planning Authority on 09 December 2025, 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).

Appendix 1 – List of consultees & neighbours notified

3 Minorca Avenue, Manchester, M11 4RZ
145 Stanton Street, Manchester, M11 4RW
2 Minorca Avenue, Manchester, M11 4RZ
149 Stanton Street, Manchester, M11 4RW
147 Stanton Street, Manchester, M11 4RW
4 Minorca Avenue, Manchester, M11 4RZ

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