

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144517/FH/2025

Date registered valid: 14 November 2025

Proposal: Erection of part single, part two storey side and single storey rear extension to dwelling; and associated elevational alterations, and hip to gable roof alteration to host property

Address: 16 Harrop Street, Manchester, M18 8RW

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Nadeem Hakim Ali Begum

Agent (if any): Mr Ahmed Choudhry, NADA Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 December 2025

Standard consultations:

Printed: 17 December 2025

Expired: 3 January 2026

Neighbour notifications

Printed: 17 December 2025

Expired: 31 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

The application site relates to 16 Harrop Street within the south Manchester ward of Gorton & Abbey Hey Ward. The application site relates to a two storey, red brick dwellinghouse characterised by a hipped roof and curved bay windows. The property sits on the corner of Harrop Street and Forshaw Avenue. Amenity space for the property is sited to the front, side and rear taking the form of grassed areas with some hardstanding. The property benefits from a single storey white brick outrigger to the rear and a garage against the southern boundary of the site.

Description of area

The surrounding area is residential in nature. The Fallowfield Loop sits further south of the applicant site.

No.24 Harrop Street has a very similar extension (planning ref: 116814/FH/2017) as to that within the current submission.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side and single storey rear extension to dwelling; and associated elevational alterations, and hip to gable roof alteration to host property.

The part single storey side extension would have a width of 5 metres and would run the length of the host property, which would be set off the boundary by 2.5 metres.

The part two storey side extension would replicate the approved part two storey side extension at no.24 Harrop Street (planning ref: 116814/FH/2017). The part two storey side extension would have a set back of 2.5 metres and have a width of 2.5 metres. The side extension would also involve the hip to gable conversion of the host property which would then be reflected within the roof form of the two storey side extension.

The part single storey rear extension would wrap into the proposed side extension and have a projection of 3 metres and would be sited 4.5 metres from the rear boundary of the site. The existing garage would be removed from the site.

The proposal would involve the insertion of 3no. windows within the front elevation, a door, window and sliding doors to the side elevation and a set of sliding doors and two windows to the rear elevation. The part single storey extension would involve the insertion of rooflights

Associated elevational alterations to the host property would take the form of the insertion of a top opening window at first floor level within the rear elevation of the host property.

Materials to be used have been listed as:

- proposed facing brickwork to match existing
- proposed pantile roof tiles to match existing
- proposed uPVC door/ windows to match existing
- proposed velux rooflights

Negotiations during the course of the Application

The initial scheme gave rise to significant concerns- in particular the part two storey side extension. The applicant gave due consideration to the approved extension at 24 Harrop Street, and the scheme was amended accordingly.

The description of development was amended to include the alterations to the host property.

Information was supplied in respect of bin storage.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. The following concerns were raised:

- The two storey extension would block out light from the neighbour's top floor window.
- The size of the proposal is overly large and may give rise to privacy issues.
- The extension will cause noise disturbance due to the increased proximity of built form.
- The neighbour has no objection to a single storey wrap around extension.
- Parking issues along Forshaw Avenue.

A further comment was received during the renotification to query the status of the planning application.

Environmental Health

Environmental Health requested a gas membrane pre-commencement condition be attached to any approval granted.

Highway Services

Highways are satisfied that the proposed extensions will not have a detrimental impact on the local highway network.

Given that the proposed development will add one bedroom. From a trip generation perspective this is not considered significant.

The site is well accessed by sustainable modes, with a train service within a ten minute walk and also a bus stop with five bus services nearby. The nearby roads are suitable for cyclists.

No highway works are proposed.

Given that the proposed development will add one bedroom. From a parking demand perspective this is not considered significant. Potentially there is space for one car on the frontage this will not change.

The property has an out-building that is sufficiently large to accommodate a cycle.

No boundary works are proposed.

Refuse storage is accommodated within the curtilage of the property with kerbside collection assumed. Highways consider this to be acceptable, in order to prevent any obstruction to passing pedestrians on the adjacent footway.

A Construction Management Plan is not required.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, or any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Issues

POLICY

The National Planning Policy Framework (December 2024)

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", (paragraph 11).

Paragraph 8 - 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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

- HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
- DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

- Policy DM1 (Development Management),
- Policy SP1 (Spatial Principles) and
- Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-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 and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side and single storey rear extension to dwelling; and associated elevational alterations, and hip to gable roof alteration to host property. During the course of the application, concern was raised with the proposed part two storey side extension and concern was raised from a nearby neighbour. Due consideration was given to the extension at no.24 Harrop Street (see planning ref: 116814/FH/2017) which sits on a corner plot as does the applicant site. Given this and given amendments to the scheme, it would be unreasonable to refuse consent on the scheme given the proposal largely replicates precedence in the local streetscene. As such, in this case, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.2 Forshaw Avenue:

No.2 Forshaw Avenue sits to the south of the applicant site and is the first property on the western side of the street. As a result of the proposal, the neighbour would feel the 3 metre rear extension coming closer to the common boundary and closer to the neighbour's gable elevation. As the rear extension is single storey and given it would be sited closer to the neighbour's gable elevation, the rear extension is not considered to give rise to any significant harm in respect of visual or residential amenity implications.

Concern was raised during the course of the application that the part two storey side extension would block light and create an overbearing feature to the neighbour as the built form would extend to a 6 metre height and would extend beyond the front building line of the neighbouring property and beyond the applicant's side wall. The part two storey side extension would have a limited width of 2.5 metres and be sited 8 metres from the common boundary. Whilst an upper floor side extension element remains, the proposal has been reduced in scale significantly. The upper floor element does come forward of the building line, established by properties to the

rear, but its set-back, and reduced scale, means that its prominence, in the street scene, has been reduced significantly and the open views, at the junction of Harrop Street and Forshaw Avenue, are largely protected.

It is noted an additional bathroom window would be inserted in the rear elevation of the host property. 3no. openings would face in the direction of no.2 Forshaw Avenue as opposed to the 1no. as existing. Such additional openings were approved within the scheme at no.24 Harrop Street. Such window would be conditioned within any approval granted as being obscure glazed to protect the privacy of the applicant.

No.18 Harrop Street:

This neighbour sits to the east of the applicant site and is separated by Forshaw Avenue. Due to the existing landscaping the property benefits from along Forshaw Avenue, it is not considered the single storey element of the proposal would give rise to any adverse loss of light/overbearing or adverse privacy implications to no.18 Harrop Street.

The part two storey side extension would be set away from the eastern boundary of the site by 5 metres and so adequate distance would remain between the two storey side extension and the neighbour to the east.

Streetscene:

The proposed hip to gable roof conversion within the host property is a common feature within residential settings and given such element could be achieved through permitted development, it is not considered to give rise to adverse amenity implications. The side extension has been designed in a way to have a 2.5 metre set back at first floor level from the host property and have a reduced width to that of the host property. As such, it is not considered the proposal would have a detrimental impact in respect of visual amenity.

No.14 Harrop Street:

No.14 would feel the proposed 3 metre rear extension. Due to the limited projection (that could be achieved through permitted development) and the roof form of the proposal that sloped away from the applicant site, it is not considered the proposal would create an overbearing feature. Due to the orientation of properties in the streetscene, any loss of light from the extension to the neighbour would be minimal.

Overall, any impact in terms of adverse amenity implications- namely overbearing, loss of light or adverse privacy implications would not be considered severe, given the changes to the scheme and giving due consideration to existing precedence and building patterns in the streetscene. The scheme is considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design, Scale and Appearance

Erection of part single, part two storey side extension:

The single storey side extension is set off the boundary by 2.5 metres and is considered to not create an overly large or bulky feature against the boundary with Forshaw Avenue.

Policy DC1.4 of the UDP considers two storey side extension and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. As such, the proposal is considered compliant with this policy as a 2.5 metre gap is left and the first floor side extension has a 2.5 metre set back. Concerns were initially raised with adverse impacts to building lines, which

would affect views along the street from the properties to the rear (Forshaw Avenue) onto Harrop Street. The scheme was reduced significantly in scale at first floor level and due consideration was given to the scheme at no.24 which has the same dimensions approved at first floor side extension which also sits within a corner plot. As such, given the precedence in the streetscene, it would be unreasonable to not grant consent on the basis of harm to building lines.

Single storey rear extension to dwelling:

The rear extension has a projection of 3 metres and so is considered pursuant to Policy DC1.3 of the UDP and would also be constituted through permitted development (except for the wrap round element).

Associated elevational alterations, and hip to gable roof alteration to host property:

The insertion of the window at first floor level within the rear elevation and hip to gable roof conversion would not give rise to any concern in respect of design or scale. Both elements of work have a permitted development right fallback to also take into consideration.

It is acknowledged that the wrap round single storey extension benefits from several openings in the form of windows and doors. Due to the soft landscaping surrounding the site, such fenestration is not considered to give rise to concern and is largely based at ground floor level.

Materials:

Materials to be used throughout the proposal have been listed previously within the report and would largely match those used within the host property. Such materials would be conditioned accordingly.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Car Parking

It is noted the parking space to the side of the property would be unavailable as a result of the proposal. Highway Services reviewed the proposal and did not raise any concern with this element. Further it is to be noted as existing along this southern stretch of Harrop Street, the properties benefit from small, enclosed driveways with extensions/ garages and the proposal would follow this pattern of development. Given this, it would be unreasonable to not grant consent on this element.

Bin Storage

A bin store is shown on the site plan to be sited against the southern boundary of the site. Space would remain for bins to be brought forwards to Harrop Street on the day of collection. No concern is expressed in respect of this element.

Neighbour Comments received during the Course of the Application

1no. neighbour objection was received during the course of the application. Consideration has been given to the neighbour comments. Following the amendments to the scheme and the reduction in the scale of the two storey side extension, no further objection was received.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been supplied to overcome concerns raised and appropriate conditions have been attached to the approval granted.

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:

-Application Form, received by the City Council as Local Planning Authority on 14 November 2025.

-Location Plan, received by the City Council as Local Planning Authority on 14 November 2025.

-Drawing- Proposed- GA Elevations, numbered (04)001 PL2, received by the City Council as Local Planning Authority on 16 December 2025.
-Drawing- Proposed- GA Site Plans, numbered (01)001 PL2, received by the City Council as Local Planning Authority on 16 December 2025.
-Drawing- Proposed- GA Floor Plans, numbered (03)001 PL2, received by the City Council as Local Planning Authority on 16 December 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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

- proposed facing brickwork to match existing
- proposed pantile roof tiles to match existing
- proposed uPVC door/ windows to match existing
- proposed velux rooflights

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 window in the first floor of the rear elevation of the development (relating to the shower room within the host property) 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.

5) 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 first floor of the side elevation of the side extension, 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.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Informatives

1) Highways arrangements:

The applicant is advised that any requirements for licensing, hoarding / scaffolding, or any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Environmental Health
Highway Services

3 Forshaw Avenue, Manchester, M18 8XQ
25A Harrop Street, Manchester, M18 8RW
25 Harrop Street, Manchester, M18 8RW
2 Forshaw Avenue, Manchester, M18 8XQ
4 Forshaw Avenue, Manchester, M18 8XQ
1 Forshaw Avenue, Manchester, M18 8XQ
29 Harrop Street, Manchester, M18 8RN
20 Harrop Street, Manchester, M18 8RN
14 Harrop Street, Manchester, M18 8RW
31 Harrop Street, Manchester, M18 8RN
27 Harrop Street, Manchester, M18 8RN
18 Harrop Street, Manchester, M18 8RN

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
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA