

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144576/FH/2025
Date registered valid: 13 December 2025
Proposal: Erection of single-storey front extension.
Address: 17 Bowdon Avenue, Manchester, M14 7HD
Ward(s): Fallowfield Ward

Applicant: Mr Basem Abdulrazak, Alsham Trading Ltd
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 December 2025

Expired: 15 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

The property that is subject of this planning application is a two-storey C3 dwellinghouse. The property features white render and red brickwork. To the front of the property is an area of soft landscaping and a hardstanding driveway. To the rear of the property is a large sized rear garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Bowdon Avenue is a residential street situated in the Fallowfield ward of Manchester. The property is surrounded by similar built family properties of a similar age and design. The area benefits from multiple sustainable transport links and walkable nearby green spaces including Alexandra Park.

Description of development

The applicant is seeking planning permission for the erection of a single storey front extension. The extension would facilitate the inclusion of a cloakroom and a porch.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extension and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a single storey front extension is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Siting Scale and Massing

The development would be situated west of the applicant property. The extension would project forwards of the dwellinghouse by 2.4m and expand along the front of the property by 3.2m. The roof height would measure to 3.3m sloping down to meet the eaves at 2.2m. The extension would propose the addition of two new windows. One full length window would be situated adjacent to the door, and an additional window on the front elevation. The extension would be set by 0.3m from the principal building line and would not extend further than the side building line. The extension itself would be set back from the pavement and passers-by by approximately 6m.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built from red brickwork to match the existing property and matching concrete flat tiles. The use of matching materials would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. The extension would be slightly set back from the principal building line, therefore ensuring a subservient appearance.

The development would not be out of place for the area; the design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted location demonstrates that sufficient parking would be retained to the front of the property. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no. 19 Bowdon Avenue is situated south of the applicant property. As the proposed development is located down the north side of the property, this neighbouring property is separated from the development. The proposed extension is not considered to cause any additional overshadowing or loss of light for no. 19 Bowdon Avenue. The extension would be separated from this neighbour's property and garden and is not considered to cause issues associated with overshadowing, introducing an overbearing feature into the area causing issues associated with privacy.

The non-adjoining neighbour, no. 15 Bowdon Avenue is also not considered to be affected by the proposal. The development would not contribute to any more shadowing or loss of light existing from the original dwellinghouse. The extension would be over 10m away from the neighbouring property and the small scale of development is not considered to create an overbearing presence for the neighbouring property. The front extension would be located past the properties building line, and no windows are proposed to face towards this property.

The property directly opposite, no. 30 Bowdon Avenue is located over 20m away from the applicant property. Although the proposal would include the insertion of windows on the front elevation which would face towards this neighbour, the distance between the properties is not considered to give rise to any issues associated with privacy or onlooking above existing levels. No. 30 Bowdon Avenue would face towards the property; however, the small scale of the development is not considered to introduce an overbearing feature into the area.

Given the above reasons and considering there has been no objections received, the proposed extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence in the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking

The proposal is not considered to affect the existing waste storage arrangements. The development would retain the existing parking space to the front of the property as shown on the location plan.

Conclusion

Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved Policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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

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. The proposal is considered to be acceptable and therefore determined in a timely manner.

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

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing proposed plans and elevations, ref- MC/25/179/03 REVA

Drawing location plans, ref- MC/25/1795/01

Received on 3 December 2025

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

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

- [main brick: red brick to match existing]
- [roof tiles: concrete flat tiles to match existing]

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 on the ground floor of the front 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.

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

Appendix 1 – List of consultees & neighbours notified

32 Bowdon Avenue, Manchester, M14 7HD
30 Bowdon Avenue, Manchester, M14 7HD
28 Bowdon Avenue, Manchester, M14 7HD
26 Bowdon Avenue, Manchester, M14 7HD
24 Bowdon Avenue, Manchester, M14 7HD
22 Bowdon Avenue, Manchester, M14 7HD
20 Bowdon Avenue, Manchester, M14 7HD
19 Bowdon Avenue, Manchester, M14 7HD
18 Bowdon Avenue, Manchester, M14 7HD
16 Bowdon Avenue, Manchester, M14 7HD
15 Bowdon Avenue, Manchester, M14 7HD
14 Bowdon Avenue, Manchester, M14 7HD
13 Bowdon Avenue, Manchester, M14 7HD
12 Bowdon Avenue, Manchester, M14 7HD
11 Bowdon Avenue, Manchester, M14 7HD
10 Bowdon Avenue, Manchester, M14 7HD

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