

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144088/FH/2025

Date registered valid: 29 September 2025

Proposal: Erection of a single storey rear extension following the demolition of the existing structure.

Address: 280 Greenbrow Road, Manchester, M23 2UF

Ward(s): Baguley Ward

Applicant: Mr Shan Jose

Agent (if any): Mr V Alyas Architek BDC Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27.01.2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October 2025

Standard consultations:

Printed: 9 October 2025 Expired: 30 October 2025

Neighbour notifications

Printed: 9 October 2025 Expired: 30 October 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 identified as 280 Greenbrow Road and is located within the Baguley ward of the City. It is a two- storey brick built semi-detached dwellinghouse. It is the end property in an 'L' shaped run of 4. It has garden areas to the front and rear, and access to the rear is secured via access through a shared ginnel with number 282 Greenbrow Road. To the rear is a single storey outrigger, and there is also currently a timber structure which is to be removed to facilitate the proposed brick- built extension. There is a green that runs to the front of the properties with the houses facing out onto the green. There is no vehicle parking afforded by any of the properties with pedestrian access only to the houses.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable .

Description of area

The area is predominantly residential, comprising of a mix of social housing and private residential properties.

Description of development

The proposal is for the erection of a single storey brick construction extension to the rear of the property following the demolition of the timber temporary structure that currently occupies the area. Originally consent had been sought for its retention, however following negotiations the proposed materials were revised to that which is now under consideration. The proposed extension would extend from the rear of the property by 4.37 metres and 4.82 metres wide and would tie into the existing single storey rear outrigger extension on the southern boundary. The proposed extension would provide additional living accommodation in the form of a lounge area

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Flood Risk Management- have assessed the submitted information and have no objections and do not require any FRM conditions to be attached to any consent granted.

United Utilities- no representations have been received.

HS2- no representations have been received.

Issues

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (December 2024) - The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date

development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Draft National Planning Policy Framework (NPPF-2025)

The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries some limited weight.

Chapter 4- Achieving Sustainable Development

Policy S3: Presumption in favour of sustainable development.

Chapter 14- Achieving Well Designed Places

Policy DP3: Key principles for well-designed places.

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.

Policy JP-P1: Sustainable Places

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent 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 occupiers.

Issues

Principle - the principle of erecting a single storey rear extension to provide additional living accommodation to a family dwellinghouse is acceptable, given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing - the single storey extension would be sited at the rear of the property, facing east. It would project of the rear at 4.37 m and It runs across the rear of the property by 4.82 m meeting up with the existing outrigger extension accessing it by an internal door. It has been designed with a flat roof. At single storey it is of a scale that is sympathetic to the overall size of the existing dwellinghouse, and to the neighbouring properties within the area. The timber structure that currently occupies the site did not have planning permission and is to be removed and replaced with a more permanent structure in appropriate materials. The proposed brick- built extension would be in the same location, however where the timber structure crosses the shared ginnel that forms the rear access for both 280 and 282 Greenbrow Road, the proposed extension is set well in from that common boundary with number 282 retaining the shared access as originally constructed. The proposed siting scale and massing of the extension is considered acceptable and is typical of the size and siting of other extensions of this type within the wider area.

It is acknowledged that the proposal is greater than the dimensions within saved policy DC1 of the Manchester Core Strategy. However, given that an extension of 3.65 m is in line with policy, it is not considered in this instance that the additional 0.72 metres beyond the policy guidance

would have a detrimental impact on the neighbouring properties in regard to the residential amenity, siting, scale or massing of the proposed extension.

With the above taken into consideration, the siting, scale, and massing of the proposal is considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity - the submitted application form and plans indicate that the extension would be built of matching materials with the addition to uPVC windows and doors. Its side elevations would be blank with the absence of any fenestration, with windows proposed in the rear overlooking the applicants own garden area only.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing residential extensions in this vicinity.

Sited at the rear of the property, the proposal would not be highly visible from within the street scene and public realm, only being readily viewed from the private spaces of the neighbouring properties. Moreover, its use of matching materials should provide a sympathetic appearance when viewed in the context of the host property, ensuring that the single storey addition does not form a prominent visual feature. It is therefore considered that the proposal would not result in a detrimental impact on the visual amenity of the property itself, or the area within which it is located.

The design and appearance of the proposed extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

Residential amenity - given that the extension would be single storey, sited to the east of the host dwellinghouse, and would be set in set in off the common boundary with number 282 Greenbrow Road, it is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed in terms of overshadowing, loss of light, or loss of outlook, nor at single storey should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. There would still be sufficient external amenity space retained post development for the occupants of number 280 Greenbrow Road, and the additional lounge area created by the extension would provide improved internal accommodation for the occupants.

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.

Materials- would match those of the existing property and would be conditioned to that effect.

Waste storage - the current waste storage arrangements would be unaffected by the proposal.

Parking - there is no parking with any of the properties within this block of houses, and that arrangement would remain.

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 application has been determined in accordance with both local and national policies, and appropriate conditions have been attached.

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 email 24.11.2025

A101 Rev P2- Site Location Plan received by email 24.11.2025

A104 Rev P2- Proposed Floor Plans received by email 24.11.2025

A105 Rev P2 Proposed Elevations received by email 24.11.2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of the existing building, in terms of type, size, colour and texture.

