

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144022/FH/2025

Date registered valid: 21 October 2025

Proposal: Erection of a detached single storey garage following demolition of existing garage.

Address: 44 Alness Road, Manchester, M16 8HQ

Ward(s): Whalley Range Ward

Applicant: Mr Mohammed Yasin

Agent (if any):

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 November 2025

Standard consultations:

Printed: 24 October 2025 Expired: 14 November 2025

Neighbour notifications

Printed: 24 October 2025 Expired: 14 November 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 relates to this application is a semi-detached C3 dwellinghouse. The property features red brick, white uPVC window frames and a grey slate pitched roof. The property benefits from an existing part two, part single storey side extension made of matching materials to the original dwellinghouse. The property is situated on a corner plot, between Alness Road and Manley Road, a low-rise brick wall marks the boundary around the rear of the property. The rear garden is readily visible from the public highway.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Alness Road is located within the Whalley Range ward of Manchester. It is a predominantly residential area. There are many other family dwellinghouses in the area of a similar design and age to the applicant property. Many other properties within the area benefit from planning permission. North of the area is Alexandra Park, where the residents benefit from a large amount of blue and green infrastructure.

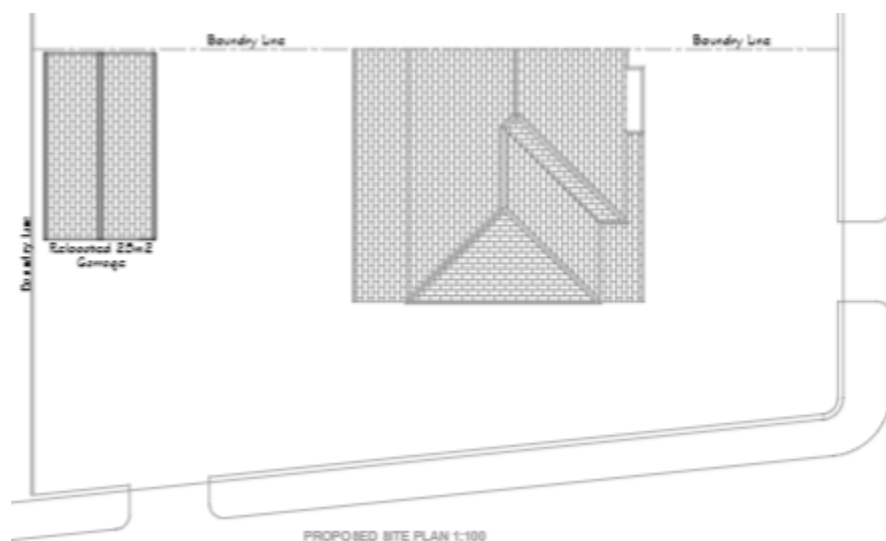
Description of development

The applicant is seeking planning permission for the erection of a detached single storey garage following demolition of existing garage.

Site Photos



Proposed Site Plan



Consultations & Notification Responses

MCC Flood Risk Management, no objections but have attached an informative in regard to a culvert nearby.

Neighbours, no objections, as per appendix 1.

POLICY

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

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management
Policy SP1- Spatial Principles

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

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.

Principle

The principle of demolishing and erecting a larger garage is acceptable given that many individuals prefer to extend and improve their property to meet changing household needs. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon the visual amenity, residential amenity, waste storage and parking.

Planning History

060821/FH/SOUTH1/00- Two storey side/ single store rear extension repositioning of existing detached garage, Refused 2001

079598/FH/2006/S1, Erection of a part 2, part single storey side and single storey rear extension to form additional living accommodation, Approved 2006,

Waste Storage and Parking

The proposal is not considered to affect the current waste storage or parking arrangements.

Siting Scale and Massing

The proposal would be sited west of the applicant dwellinghouse and would replace the existing garage on site. The existing garage measures 6m in length and 3m in width, with a roof height of 3m sloping down to meet the eaves at 2.1m. Currently, the garage is set back 3m from the shared western boundary with 48 Manley Road. The proposed garage would be located closer to the shared boundary and would be set back by 0.4m.

The proposed garage would introduce an additional window. Therefore, the garage would have one door and two windows that would face towards the applicant's property. The garage would

also include a retractable door. It is proposed to measure 6.9m in length and have a width of 4m. The garage would have a pitched roof of 3m, sloping down to meet the eaves at 2.1m.

The overall siting scale and massing of the proposal is acceptable as the development is understood as not introducing an overbearing feature to the property and given the remaining amenity space to the side and rear, the proposed layout 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 with redbrick to match the existing property. Matching roof tiles will be used to match the dwellinghouse's roof, and white uPVC double glazing windows. As the proposed will replace the existing garage, it would not look out of character in the street scene. Although the garage would be readily viewed from the pavement the set back of 7m will reduce its presence in the street. Overall, the garage is not considered to affect the character of the street scene.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the garage therefore accord with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The proposed garage is not considered excessively large or bulky and the proposed site plan demonstrates the sufficient private outdoor amenity space retained to the rear and side 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.

Residential Amenity

The adjoining neighbour, no. 42A Alness Road sits north of the applicant property. Currently, the existing garage is located against the shared boundary. As the proposed would be sited in the same position regarding the boundary line, the existing garage would lessen the impact of the proposed. The proposed garage would be of the same height and therefore would not impact the existing shadowing and sun-light levels. No windows are proposed to face towards this neighbour, therefore maintaining the existing levels of privacy between the neighbouring units. Although the proposed garage would increase in size, the addition of 1m in width and length is not considered to cause any overbearing feelings for no. 42A Alness Road.

The opposing neighbour, no. 48 Manley Road sits west to the applicant property. Although the garage would be sited closer to the boundary, it would be offset by 40cm. The existing garage would lessen the impact of the proposed and the larger dimensions are not considered to create an overbearing feature. Additionally, no windows would face no. 48 Manley Road therefore maintaining existing levels of privacy and onlooking between the neighbouring properties. The proposed is not considered to create any undue overshadowing to the neighbouring property.

As the non-adjointing neighbour, no. 46 Alness Road is separated by a public highway, the proposed is not considered to cause any residential amenity implications for this property. Considering there have been no objections from neighbours and the proposal would be in keeping with providing enough private external amenity space, the development is acceptable. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Core Strategy policies SP1 and DM1.

Conclusion

Given the above issues, it is considered that 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 policies DM1 and SP1 of the Manchester Core Strategy and Chapter 8 and 12 of the National Planning Policy Framework 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. No significant problems have arisen during the consideration of this application, and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

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:

Site layout plan, ref- 08-06-2025
Existing and proposed, ref- 08-06-2025

Received on 21 October 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: redbrick to match existing]*
- *[windows: white uPVC double glazed]*
- *[roof tiles: slate to match existing]*

Reason - 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 development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 44 Alness Road. It shall not be used as a separate, self-contained residential unit independently from the main dwelling.

Reason - To ensure that the development remains ancillary to the main dwelling and does not result in the creation of a separate residential unit, in order to safeguard the character of the area, safeguard existing levels of residential amenity and maintain appropriate levels of parking provision, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Informative

MCC records highlight that the underground Culvert (Dog Kennel Brook Tributary) is located approximately 66m northeast of the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

(<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>)

[Manchester City Council -](#)

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Flat 7, 46 Alness Road, Manchester, M16 8HQ
49 Alness Road, Manchester, M16 8HW
48 Manley Road, Manchester, M16 8HP
Flat 6, 46 Alness Road, Manchester, M16 8HQ
42A Alness Road, Manchester, M16 8HQ
Flat 5, 46 Alness Road, Manchester, M16 8HQ
Flat 4, 46 Alness Road, Manchester, M16 8HQ
Flat 3, 46 Alness Road, Manchester, M16 8HQ
Flat 2, 46 Alness Road, Manchester, M16 8HQ
Flat 1, 46 Alness Road, Manchester, M16 8HQ
47 Alness Road, Manchester, M16 8HL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA