

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143430/FH/2025
Date registered valid: 11 July 2025
Proposal: Erection of single storey rear extension and garage conversion
Address: 243 Kingsway, Manchester, M19 2NB
Ward(s): Burnage Ward

Applicant: Mr Mohammed Usman
Agent (if any): Mr Ahmed Choudhry, Nada Architects
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **24 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 July 2025

Standard consultations:

Printed: 23 July 2025 Expired: 13 August 2025

Neighbour notifications

Printed: 23 July 2025 Expired: 13 August 2025

Printed: 31 October 2025 Expired: 21 November 2025

Site notice

No site notice had been published

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to a two-storey semi-detached residential dwellinghouse of brick construction with red concrete pantile roof. The property affords a front driveway beside a lawn and rear garden. A single tree is located within the rear garden.

The application property features an original single storey rear lean-to outrigger and has been previously extended by a part two storey, part single storey extension to the side, mirrored by the adjacent property 241, creating a terracing effect.

Boundary treatment around the rear garden consists of brickwork walling with concrete trellising (north) and wire fencing (south).

The surrounding area is predominantly residential in character, featuring semi-detached properties of a similar character, scale and form. Former Burnage Cricket Club lies to the southeast and commercial units to the west on the opposite side of Kingsway (A34).



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of single storey rear extension and integral garage conversion.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

Places for Everyone (2022-2039) – 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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey rear extension and conversion of integral garage to provide additional living accommodation for 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.

Impact on visual amenity and the streetscene:

The proposed extension would be sited at the rear of the property, following demolition of the existing extension and outrigger. It would project 4.37m rearwards from the host dwellinghouse, with an overall width of 5.83m and be designed with a lean to roof with an overall height of 3.84m and eaves height of 2.68m. It would be sited 260mm inset from the shared boundary with 245 Kingsway and along the boundary with 241 Kingsway.

The proposed rear extension would be built of brickwork to match the existing dwellinghouse with white uPVC-framed openings. The submitted plans indicate that its side elevations would be blank, and its rear elevation would feature a set of bifold doors alongside two rooflights. The proposed plans show the retention of the existing tree within the rear garden, adjacent to the northern side boundary.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the development is understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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 precedent of residential extensions in this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene or public realm. Moreover, its use of matching walling materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposed integral garage conversion would comprise elevational alterations, in the form of the installation of a single window in the front elevation and making good the remainder of walling with matching brickwork.

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.

Impact on residential amenity:

On the basis, that the proposed rear extension would be single storey with a maximum roof height of 3.84m (eaves level), inset from the southern shared boundary by 2.6m and a rearward projection that would exceed 3.5m beyond the rear building line of the adjoining extended semi-detached property, no.241 Kingsway (due north), it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, bifold doors are proposed to the rear elevation only, which would not give rise to any undue overlooking and loss of privacy of neighbouring occupiers.

The new single window to the front elevation would afford outlook over the applicant's driveway and highway beyond, as such raises no overlooking concerns.

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.

Impact on Highway Safety:

Whilst the proposed development would reduce off street parking provision following the conversion of the integral garage, the existing parking provision on the front driveway will be retained, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements are located within the applicant's front garden, as evidenced on site. It is acknowledged that the proposed integral garage conversion would remove any potential internal screening. As such, a planning condition is recommended for details of a secure and well-ventilated bin store to be submitted and approved prior to occupation.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 documents labelled:

- 'Proposed GA Elevations & Site Plan', numbered '(02)001 PL1', stamped as received by the City Council as Local Planning Authority on the 29/10/2025.
- 'Existing & Proposed GA Floor Plans', numbered '(03)001 PL0', stamped as received by the City Council as Local Planning Authority on the 11/07/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to first use of the development hereby approved, proposed location and details of a secure and well-ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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.

Appendix 1 – List of consultees & neighbours notified

Hairdressing Salon, Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB
103 Burnside Drive, Manchester, M19 2NA
Unit S1C, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W8, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W7, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB
Suite 8, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 7, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
STEPHEN A BLEASE AND ASSOCIATES, Suite 6, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 5, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 4, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 3, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 2, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W6, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W5, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W4, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W3, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit W2, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Suite 1, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Unit S1A-B, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
Burnage Cricket Club, Kingsway, Manchester, M19 1AL
Units W1, Kingsway Business Centre, 140 Kingsway, Manchester, M19 1BB
245 Kingsway, Manchester, M19 2NB
Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA