

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144058/FH/2025
Date registered valid: 24 September 2025
Proposal: Erection of a single storey rear extension and front porch extension
Address: 63 Shawbrook Road, Manchester, M19 1JF
Ward(s): Burnage Ward

Applicant: Mr Michael Sashchenko
Agent (if any): Mr Barry Cullen, Barry Cullen
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 November 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 January 2026 Expired: 3 February 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This application relates to a two storey semi-detached house, located in a residential area. The site comprises of a front and rear garden with linked access via a path located adjacent to the side elevation. The house has brown brick elevations with a hipped pitched grey tiled roof. The application property was vacant at the time of the site visit.





Fig.1 – Views of the front and rear elevations

Description of development



Fig.2 – Proposed elevations & layout

The application has been amended following its submission and the proposed development would involve:

- i. The formation of a front porch linked to the existing entrance to the house. It would have a projection of 1.5 metres, width of 3.2 metres and maximum height of 3.2 metres.
- ii. The proposed elevations and roof would be formed in matching brickwork.
- iii. The principal elevations would incorporate a door and window. A window would be incorporated into the roof plane. The doorway would incorporate a step reflecting the existing arrangements.
- iv. To the rear a single storey roof with a lean to roof would be formed. It would have a maximum height of 3.8 metres falling to 3.5 metres at the eaves.
- v. The extension would have a rearward projection of 4 metres, i.e., 1 metre beyond and existing rear extension to No 61. It would be offset from the southern boundary and extend by 6.8 metres across the full width of the existing house.

- vi. The rear doorway would incorporate steps in response to changes to ground levels. In addition to the doorway the rear elevation would include a pair of windows. A pair of windows would also be incorporated into the rear roof slope.
- vii. Internally, the extension would allow the formation of a living room, study, bathroom kitchen and bedroom. The first would be maintained as existing, i.e. comprising three bedrooms and a bathroom.

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective –health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places - This chapter redrafts Chapter 12 of the current Framework: 'Achieving Well-Designed Places.' It includes national decision-making policies. The following aspects of policy DP3 are relevant to the consideration of the development: context; liveability; built form and identity. It is considered that the development would relate appropriately to the style and character of the existing house and its context. It would also encourage the sustained occupation of the application property. Policy DP 3 would thereby be positively responded to.

The following chapters of the NPPF, adopted December 2024, are also relevant:

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would be appropriately related to the context of the site and would not cause undue harm to residential amenity. Chapter 8 would thereby be accorded with.
- ii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context would be maintained. The development would thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone – Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

The following PfE policies are relevant:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of proportionate additions to the existing house. An appropriate relationship the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the application property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on existing drainage due to increased risk of flooding. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice.
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
 - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The existing bin storage in the front garden would continue. As there would be no change in circumstances these arrangements are acceptable.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. There would be no change in circumstances regarding bin storage and car parking. The use of matching materials would be a condition of the development. The character of the original house would not be unduly affected by the development. Policy DM1 would thereby be accorded with.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy 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;
- b. They do not create an 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 streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

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.

It is considered that the height, scale and proportions of the proposed porch and rear extension would be acceptable. The projection of the rear extension would exceed the 3.65 metre criteria referenced in policy DC1.3. However, the related impact would be offset by the projection of the existing rear extension to No 61 and the distance maintained to the boundary shared by No 65. The development would thereby be accorded with policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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 would thereby be acceptable and has been determined accordingly.

Principle of the development – In considering the proposals, it noted that the amendments to the proposed rear extension would exceed the requirements of permitted development with regard to its projection from the rear wall. However, the proposal to the rear of the house could potentially be considered under the prior approval arrangements. On balance, it is considered that the development would result in proportionate additions to the house. The development would also allow the adaptation of the property to meet changing household needs without unduly harming the amenity of neighbouring residents. The design of the development has been

amended to secure more appropriate additions to the application property. The development would encourage the sustained occupation of the property and would be acceptable.

Scale and massing – The proposed porch would exceed permitted development but would represent a proportionate addition to the front of the house. The characteristic relationship of the application property to the street would not be harmed by the scale and massing of this addition. Its forward projection would not unduly affect windows to the adjoining No 61. The proposed rear extension would represent a notable addition to the application. However, the impact of its southern elevation would be alleviated by the screening provided by the position of the side wall of the existing extension to No 61. The impact on No 65 would be reduced by the descending height of the sloping roof and the distance maintained to the northern boundary. On balance, the rear extension would also be a proportionate addition to the house.

Siting – It is noted that, in keeping with neighbouring houses, the application incorporates a canopy over the front door, introduces variance to the forward building line. The solidity of the proposed porch would have some visual impact, but this would be limited by the extent of its forward projection, i.e., 1.5 metres. This projection would ensure that the siting of the proposed porch would not unduly impact upon the windows to the eastern elevation of the neighbouring No 61. The siting of the porch would also allow the retention of space with the front garden thereby ensuring the house maintains an appropriate setting within the streetscene.

As stated, the projection of the rear extension would extend beyond the furthest position of the extension to No 61. However, the associated impact would be reduced by the arrangement of its sloping roof. The rear extension would allow the substantial retention of the rear garden area. It would not extend beyond the existing side wall and maintain 1.1 metres to the northern boundary. In these circumstances, the development would not

Residential amenity – The development would respond to the changing household needs, enhance the quality of living space and enhance the future amenity of occupying residents. The siting and height of the proposed extensions would be proportionate and would not unduly impact upon outlook from neighbouring habitable room windows. On balance, any harm to residential amenity would be in the margins of acceptability.

Design – The design of the proposed extensions has been suitably informed by the character and appearance of the existing house. The proposed roof arrangement would be acceptable. A condition has been included to ensure the use of matching materials throughout the development.

Flood risk - The site is in Flood Zone 1, and the development would not present potential additional flooding or drainage risks.

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Waste management – The existing arrangements would be retained within the application site.

Conclusion - The proposed development would meet the requirements of Council policy and be appropriately related to the application property and neighbouring housing.

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 would thereby be acceptable and has been determined accordingly.

Condition(s) to be attached to decision for approval

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 received by Council as local planning authority 9 January 2026:

Existing and proposed layout plans and elevations Ref: 1477 Rev 1.

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 for the City of Manchester.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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) 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 reenacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the northern and southern elevations of the front porch and single storey rear extension hereby approved, 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

83 Shawbrook Road, Manchester, M19 1JF
77 Shawbrook Road, Manchester, M19 1JF
71 Shawbrook Road, Manchester, M19 1JF
65 Shawbrook Road, Manchester, M19 1JF
59 Shawbrook Road, Manchester, M19 1JF
89 Shawbrook Road, Manchester, M19 1JF
61 Shawbrook Road, Manchester, M19 1JF
87 Shawbrook Road, Manchester, M19 1JF
85 Shawbrook Road, Manchester, M19 1JF
81 Shawbrook Road, Manchester, M19 1JF
79 Shawbrook Road, Manchester, M19 1JF
75 Shawbrook Road, Manchester, M19 1JF
73 Shawbrook Road, Manchester, M19 1JF
69 Shawbrook Road, Manchester, M19 1JF
67 Shawbrook Road, Manchester, M19 1JF
57 Shawbrook Road, Manchester, M19 1JF

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