Planning

Growth & Development

Delegated officer report for planning application

Application no.	143911/FO/2025
Date registered valid:	10 October 2025
Proposal:	Erection of single-storey extensions to front and rear of the property, together with associated boundary works
Address:	9 Brookstone Close, Manchester, M21 7UH
Ward(s):	Chorlton Park Ward
Applicant:	Mr Roberto & Mrs Anita Nsungu
Agent (if any):	Malm Consulting Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**2 December 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 October 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 22 October 2025 Expired: 12 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 which is subject of this householder application is a two-storey C3 terraced property. The property features white uPVC windows, red brickwork and grey roof tiles. The property has a pitched roof and to the front of the site is a private walkway onto Brookstone Close. To the rear of the property is a small garden with a patio and soft landscaping. There is an existing outrigger which is used as a store cupboard.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: **No**

Description of area
Brookstone Close is a residential street situated in the Chorlton ward of Manchester. The property is bounded by Southern Cemetery to the East, South and West. The area consists of other family dwellinghouses that are of a similar design and age to the applicant property.

Description of development
The applicant is seeking planning permission for the erection of a single storey rear extension and front extension.

Consultations & Notification Responses
Neighbours, as per appendix 1- two objections and one neutral comment received, summarised below:

- The plans submitted and 3D drawings do not accurately reflect the property and neighbouring properties' boundaries
- Objections to the eaves overhanging the shared boundary

- The rear parapet wall would create an overbearing presence
- The rear extension would reduce daylight and result in over shadowing to the neighbouring property
- The site photos are inaccurate
- The front extension would impact the visual amenity of Brookstone Close

Site Photos





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 extensions 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
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory statues of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the front and rear extension would have an unduly harmful impact on the residential amenity of the area on account of its inappropriate design choices. The front and rear extension would create overbearing features for the neighbouring occupiers. Further to this, the submitted plans contain discrepancies, which mean they are not of an approvable standard.

On this basis, the proposal is considered to conflict with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy, Chapters 12 and 14 of the National Planning Policy framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended.)

Planning History
No relevant planning history.

Inaccurate Information
The town and country planning (Development Management Procedure) (England) Order 2015 (as amended) provides general requirements for the submission of planning applications, namely that these should have accompanied by a plan which identifies the land to which the application relates and any other plans, drawings and information necessary to describe the development, which is the subject of the application. Considering this, the information submitted under this application fails to meet the requirements set out in this Order on account of the inaccuracies which exist amongst the submitted drawings.

1. The development and its relation to the shared boundaries (with neighbours no. 11 Brookstone Close and no. 7 Brookstone Close) differ in terms of their depiction of the rear extension's footprint, in particular the encroachment of the development onto the boundaries (see image below.) As shown below, the ground floor plans show the extension to sit along the shared boundary, however the elevational plans show the extension to encroach approximately 118mm onto the shared boundary and neighbouring properties land.

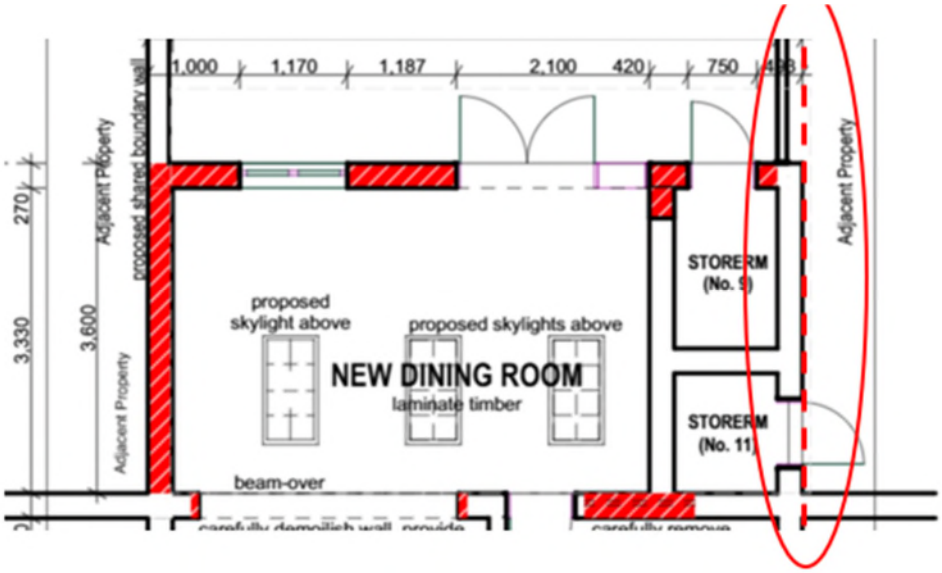


Figure no. 1, depicting the relation of the extension with the shared boundary on the floor plan.

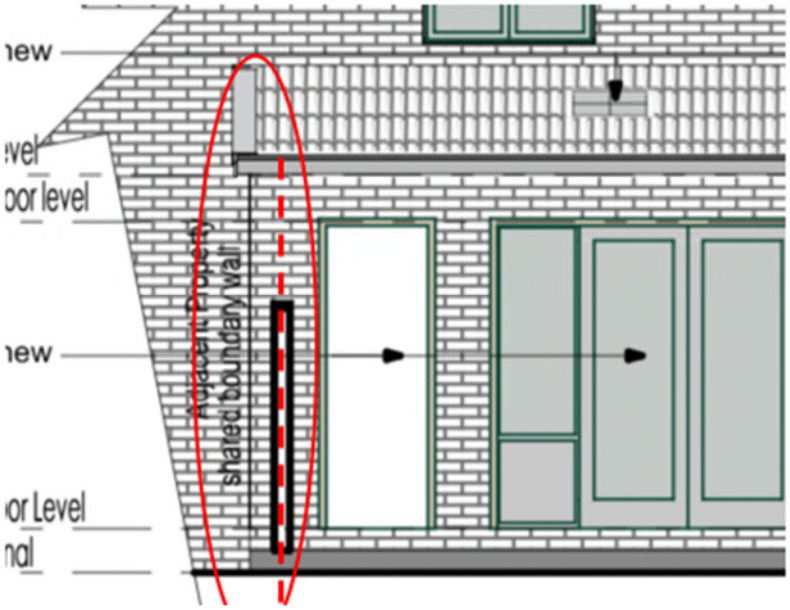


Figure no.2, depicting the extension and relation to the shared boundary on elevational drawings.

Although development on the shared boundary is not uncommon for extensions, the applicant and agent had failed to serve notice on the relevant neighbouring properties.

2. The plans do not accurately reflect the existing property, particularly the outrigger/ storeroom to the rear of the property, see figure no. 3, no. 4, and no.5.

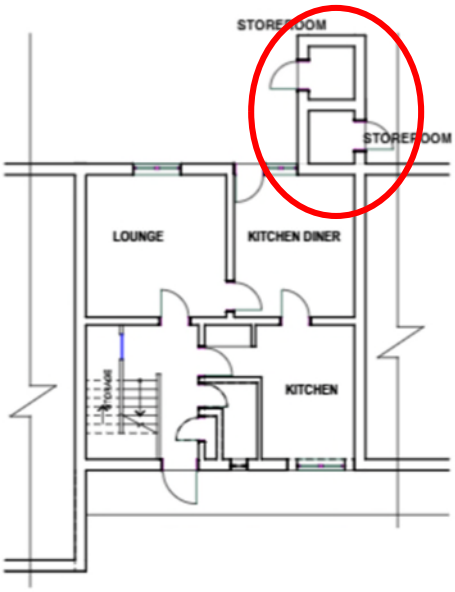


Figure no.3, existing ground floor plan.

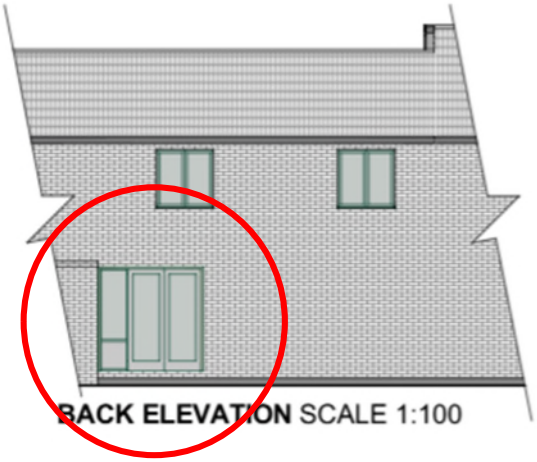


Figure no. 4 existing rear elevation.

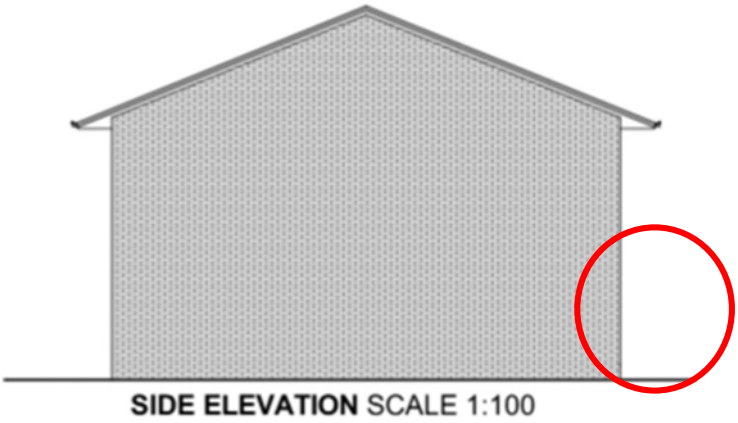


Figure no.5 existing side elevation.

The existing ground floor plans show the rear storeroom to be 1.5m (L) x 0.7m (W) and have two openings, one into the applicant property and one into the neighbouring property (no. 11 Brookstone Close.) This does not accurately reflect the existing storeroom which measures approximately 2.5m (L) x 2.3m (W) across the neighbouring properties. The storeroom's entry point for the neighbouring property would not be along the shared boundary. Further to this, the existing rear and side elevation does not show the outrigger.

Siting Scale and Massing

The rear extension element would project backwards from the host dwellinghouse by approximately 3.2m and extend 6m lengthways along the rear of the property. The roof would measure to 3m, sloping down to meet the eaves at 2.5m. The proposed elevations show the rear extension to extend onto both shared boundaries and extend by 118mm onto the southwestern boundary, onto the neighbour's land (no. 11 Brookstone Close.)

The proposed elevations include an associated parapet wall which measures to 3.2m tall and projects backwards from the dwellinghouse by 4.2m. Although the parapet wall would have a width of 228mm, it is considered to create an overbearing feature for the neighbouring property. Considering that the neighbouring property is set back by approximately 2m, the 4m parapet

wall along the boundary would result in a total of 6m of built development along the shared boundary. Additionally, as the development proposes the wall, it would not provide the same benefits as the extension's lean-to roof, which would gradually reduce the height of the roof, containing the mass onto the applicant's property creating a less imposing feel for the neighbouring property. The scale of the parapet wall is considered to create an overbearing feature.

The front extension element- would project forwards of the host dwellinghouse by 2.2m and extend along the front of the property by 6.2m. The mono-pitched roof would measure to 2.9m sloping down to meet the eaves at 2.2m.

The front extension also introduces a parapet wall along the northeast side of the extension, with adjoining neighbour no. 7 Brookstone Close. It would measure to 3.1m tall and extends forwards of the dwellinghouse by 2.2m. Due to the 2m set back of the neighbouring property (no. 7 Brookstone Close) the parapet wall would match the front building line. The front extension would encroach onto the north-west boundary with no. 11 Brookstone Close.

Residential Amenity
Due to the excessive mass and bulk of the rear parapet wall, in combination with its proximity to the plot's shared boundaries, it is considered that the proposal would give rise to unduly harmful impacts upon residential amenity, in terms of impacting the levels of light and introducing an overbearing feature for the neighbouring property no. 7 Brookstone Close. Due to the 2m set back of no. 7 Brookstone Close, development along the boundary would create a greater impact.

Further to this, the front extension would result in an overbearing feature for neighbour no.11 Brookstone Close. As the development would span across the whole property onto the shared boundary, this would result in an overbearing presence, especially considering that the neighbours window sits within close proximity to the boundary.

Considering all mentioned above and the strong objections to the proposal from neighbours, The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Precedent for works
Should comparison be made to no. 5 Brookstone Close, it should be noted that permission for the rear extension was granted in 2005 and therefore twenty years ago. Additionally, the mass of the extension is contained on the north-eastern side of the property along the shared boundary with no. 3 Brookstone Close. As the property is set back by approximately 2m, the neighbouring property (no. 3 Brookstone) would feel 4m of the extension along the shared boundary. This extension is not considered precedent for works due to the difference in design between the properties and time scale of the permission granted.



Figure no. 6, existing extension at no. 5 Brookstone Close.

Conclusion
For the reasons specified above, it is considered that the proposal is unacceptable due to its siting scale and massing and inappropriate design choices which have an unduly harmful impact upon the residential amenity of neighbouring occupiers. Further to this, inadequate information has been provided in relation to the submitted plans and elevations also inaccuracies, which mean they are not of an approvable standard.

The agent of the application was informed of the above concerns and the Council's intention to refuse the scheme ahead of the determination date.

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 polices 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: Refuse

Article 35 Declaration
The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1. Inaccurate drawings

There are discrepancies within the submitted drawings and application form. Therefore, given the accuracy of the submitted information, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

2. Residential amenity

The proposal by reason of its proximity to the plot's shared boundaries, together with its excessive scale, massing and bulk, would create an overbearing presence to those occupying the neighbouring properties, no. 7 Brookstone Close and no. 11 Brookstone Close. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC1 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Flat 2, 32 Brookstone Close, Manchester, M21 7AE
Flat 3, 32 Brookstone Close, Manchester, M21 7AE
Flat 4, 32 Brookstone Close, Manchester, M21 7AE
Flat 5, 32 Brookstone Close, Manchester, M21 7AE
Flat 6, 32 Brookstone Close, Manchester, M21 7AE
Flat 7, 32 Brookstone Close, Manchester, M21 7AE
Flat 8, 32 Brookstone Close, Manchester, M21 7AE
Flat 9, 32 Brookstone Close, Manchester, M21 7AE
Flat 10, 32 Brookstone Close, Manchester, M21 7AE
Flat 11, 32 Brookstone Close, Manchester, M21 7AE
Flat 12, 32 Brookstone Close, Manchester, M21 7AE
Flat 1, 32 Brookstone Close, Manchester, M21 7AE
13 Brookstone Close, Manchester, M21 7UH
11 Brookstone Close, Manchester, M21 7UH
5 Brookstone Close, Manchester, M21 7UH
7 Brookstone Close, Manchester, M21 7UH

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