

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144371/FH/2025
Date registered valid: 27 October 2025
Proposal: Erection of first floor extension and single storey side extension following demolition of existing garage
Address: 17 Parkbrook Road, Manchester, M23 1AW
Ward(s): Baguley Ward

Applicant: Mr Ionel Balan Demi Constructions Ltd
Agent (if any): Mr Darren Pomfret Manchester Building Design Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 November 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 November 2025 Expired: 27 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 relates to this householder application is a semi-detached C3 dwellinghouse. The property features red brick, white uPVC window frames and brown roof tiles. To the front of the property is a large driveway that would allow for two car parking spaces. To the rear of the property is a moderately sized garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Parkbrook Road is a residential street situated in the Baguley Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar design and age. Many other properties in the area benefit from planning permission. North of the street is Baguley Brook and Wythenshawe Park and Gardens in which the area benefits from the local green space.

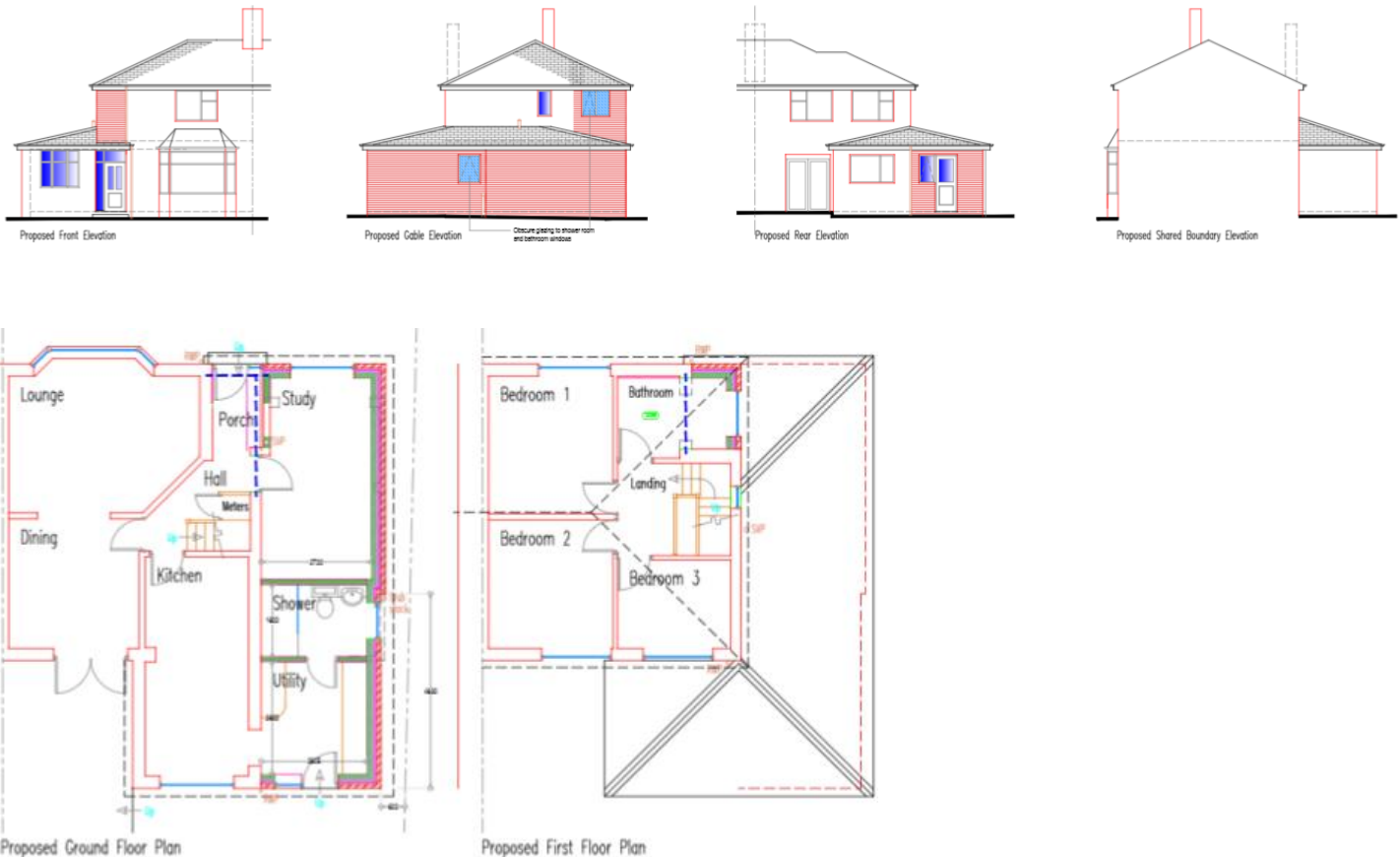
Description of development

The applicant is seeking planning permission for the erection of a part single part two storey side extension following demolition of existing garage. The development would result in an enlarged first-floor bathroom, a ground floor study and a utility room.

Consultations & Notification Responses

Neighbours – One comment was received indicating the proposals should include swift bricks.

Proposed Plans:



POLICY

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, 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

Policy EN19- Waste

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. 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

The principle of erecting a single storey side and two storey side extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's 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 visual amenity, residential amenity, waste storage and parking.

Waste Storage and Parking

The proposal would maintain the distance between shared boundaries, therefore not impacting the current waste storage arrangement. The side passage way would allow for a minimum gap of 0.6m that would accommodate a 240 litre refuse bin. The proposal does not pass the front building line and would not affect the current car parking arrangements.

Siting Scale and Massing

Two storey side extension element:

The two-storey side extension would act as an infill extension and would project forwards to meet the existing front building line. It would project forwards a total of 2.3m and would have a width of 1.6m. The extension would retain the existing side window but would be obscure glazed to protect the privacy of the neighbouring property.

Single storey side extension element:

The single storey side extension element would meet the existing front building line and project 10m down the side of the property to meet the rear building line of the existing outrigger. The extension would measure to 3m in width to match the existing side building line of the garage. The proposed would match the height of the existing outrigger, with the roof measuring to 3.6m sloping down to meet the eaves at 2.7m. Combined with the outrigger, the extension would expand 6m along the rear of the property. The addition of the side extension would result in a single storey wrap around extension.

The side extension would propose the addition of four windows and two doors. The entrance would be situated on the front elevation of the property. Windows would border the door to the side and above, creating a porch like effect. The front elevation would also have a window inserted into the study room, facing out onto the street. The rear elevation would include the addition of a door and window facing into the applicants rear garden. The side elevation proposes the addition of an obscure glazed window.

The overall siting scale and massing of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the 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 development would be built from brick to match existing, materials of uPVC would be used to match the existing property. The proposed roof would be made of grey tiles to match the property.

Through the use of matching materials, the extensions would ensure that the overall character of the property and its surrounding area would not be significantly harmed by these works. The scale and siting of the single storey side extension ensures that it would read as an addition to the dwellinghouse. The side extension would not be introducing a new feature into the street as it would be replacing the garage. The scale and size of the two-storey extension is considered to be a small addition to the property. Although the single storey side and two-storey side extension would be visible from the street scene, it would not look out of character and would provide a blended appearance to the host dwellinghouse.

The development would be in-keeping with maintaining private outdoor amenity space to the rear of the property. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework. The development is considered a small addition to the street scene and would not be unusual or out of character for the area. 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 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no 17 Parkbrook Road is situated west of the applicant property. As existing, the property benefits from a side extension. The proposed development is considered to be separated from this neighbouring property as it would not pass the rear or front building line and is located on the eastern side of the property. Considering the proposal would be maintaining the distance between the shared boundaries and it is separated, it is not considered to cause any additional residential amenity implications. No windows are proposed to face towards the neighbouring property and therefore would not impact the existing levels of privacy between neighbouring units.

The non-adjoining neighbour, no. 15 Parkbrook Road sits east of the applicant property. The two-storey side extension is not considered to contribute towards overshadowing for the neighbouring property, and the small scale of the two-storey development is not considered to create an overbearing feature. As existing, the shared boundary is not considered open due to the existing garage. The impact of the proposal would be lessened by the presence of the current garage. Although the side extension would extend along the shared boundary it would be set back by 0.6m, and the one storey element would lessen any feelings of overbearingness for this neighbour.

Additionally, the side extension would replicate the footprint of the existing garage which would lessen the impact of the proposed along the shared boundary. The rear element of the side extension would pass the neighbouring property's building line by 1m. Regarding sunlight, the extension is expected to cause additional shadowing no. 15 Parkbrook Road however this would not be significant. Although the side elevation windows would face towards the

neighbouring property, it would be obscure glazed and therefore not impact the existing levels of privacy between the properties.

The proposal would be in-keeping with providing enough private external amenity space. 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 Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Other Matters – A comment has been raised with regard to the proposal including swift bricks an appropriately worded informative is proposed in this instance.

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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, 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:

Proposed elevations on Drawing titled - Existing and Proposed Elevations, ref- 71/25/-02 Rev B

Proposed floor plans on drawing titled - Existing and Proposed Floor Plans, ref- 71/25/01 Rev A

Location Plan, ref- PP-14433243v1

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: facing brick to match existing]*
- *[window frames: White PVC to match existing]*
- *[roof tiles: Grey concrete tiles to match existing]*

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) The windows in the ground and first floor of the side elevation of the development hereby approved as shown on the approved drawings set out in condition 2 of this decision, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the 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).

Appendix 1 – List of consultees & neighbours notified

32 Redburn Road, Manchester, M23 1AJ
15 Parkbrook Road, Manchester, M23 1AW
12 Parkbrook Road, Manchester, M23 1AN
16 Parkbrook Road, Manchester, M23 1AN
34 Redburn Road, Manchester, M23 1AJ
13 Parkbrook Road, Manchester, M23 1AW
19 Parkbrook Road, Manchester, M23 1AW
30 Redburn Road, Manchester, M23 1AJ
14 Parkbrook Road, Manchester, M23 1AN

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